

Key: 548

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 461

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION			
NICKERSON IRREVOCABLE TRUST TRS LINDBERG LAURA ET AL 8 DEER RUN DRIVE WESTFORD, MA 01886	22-45-7	132 SHORE RD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	NICKERSON IRREVOCABLE TRU NICKERSON RUTH A	01/08/2016 05/08/1987	A QS		(C223-7) (C223-7) 32,000

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC 08-019	05/26/2023 01/31/2008	30 90	CHECK DATA BP NVC	4,000	05/24/2023 05/18/2009	LG JH	100 100	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BRAEMAR CONDO				LAND	0	0
Inf1			BUILDING	159,400	130,600			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>159,400</b>	<b>130,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/30/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	LG
MODEL	10		CONDO	LIST	5/24/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.195	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	187,489												
NET AREA	305	DETAIL ADJ	0.494	COMPLEX	3	BRAEMAR	0.50		BAS	L	BASE CONDO AREA	305	1965	586.82	178,981														
\$NLA(RCN)	\$615	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00		OPA	N	OPEN PORCH	120		53.40	6,408														
				BASEMENT	5	NO BASEMENT	1.00																						
				HEATING	8	HEAT PUMP	1.02																						
				FUEL SOURCE	3	ELECTRIC	1.00																						
				PLUMBING	1	STANDARD	1.00																						
				VIEW/LOC	99	N/A	1.00																						
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UNIT 7=1ST FLR (11TH UNIT FROM LEFT)