

Key: 5523

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.843

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION			
WHITLEY LONA TRACEE & C/O KYLA HERBLUM 2021 FAM TRUS 76 WINCHESTER ST, # 302 BROOKLINE, MA 02446	5-17-3	596 SHORE RD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	KYLA HERBLUM 2021 FAM TRU	09/18/2023	QS	1,195,000	35987-297
	WHITLEY LONA TRACEE & DIXON PHYLLIS L	06/04/2010 06/06/2001	QS QS	680,000 360,000	24598-178 13910-175

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE ANCHORAGE ON THE BAY CONDO				LAND	0	0
Inf1			BUILDING	1,019,500	896,700			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,019,500	896,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BAYFRONT UNIT. ELECTRIC BASEBOARD HEAT.

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2022	LG
MODEL	10		CONDO	LIST	4/14/2022	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	9/8/2006	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.845
NET AREA	1,162	DETAIL ADJ	1.455
\$NLA(RCN)	\$954	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.35	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
PCT COMM INT		11.5	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	1	ANCHORAGE	1.10
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	5	ELECTRIC	0.98
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	960	1998	1,020.99	980,148
A	ATF	L	FINISHED ATTIC	202	1998	552.43	111,590
C	WDK	N	ATT WOOD DECK	336		36.50	12,264

TOTAL RCN	1,108,202
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1998 / 24
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,019,500

(C) 24
WDK
14

(B) 24
BAS
16

(A) 24
ATF 0.35
BAS
24