

Key: 5524

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.844

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER	PARCEL ID	LOCATION			
596 SHORE RD U4 REALTY TRUST TRS: NANCY GADEN & LISA JACOBS 25 MURRAY AVE MILTON, MA 02186	5-17-4	596 SHORE RD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	596 SHORE RD U4 REALTY TR	02/03/2022	F	10	34879-217
	GADEN NANCY W & JACOBS LI	07/30/2020	QS	815,000	33117-143
VIEW 4 LLC	10/03/2014	QS	697,500	28426-183	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-258X	06/15/2022	90	BP NVC	1,500	09/02/2022	LG	100	100
98-200	11/16/1998	1	SINGLE FAM R	70,000			100	100

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			
			<b>TOTAL</b>	<b>1,019,500</b>	<b>896,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 04/14/2022

**BLDG COMMENTS**  
BAYFRONT UNIT. HEAT=ELEC BB and RINNAI GAS HEATER. HAS UNENCLOSED OUTDOOR SHOWER.

(C) 24  
WDK  
14

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(B) 24  
BAS  
16

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(A) 24  
ATF 0.35  
BAS  
24

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2022	LG
MODEL	10		CONDO	LIST	6/19/2015	EST
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		7	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
	ODS	O	OUTDOOR SHOWER	1		0.00	

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	