Key: 5549

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,869

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAREHOUSE FAMILY TRUST TRS: MICHAEL LAWRENCE OLIVERIO 117 FRAMINGHAM RD SOUTHBOROUGH, MA 01772	13-14-12	334 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAREHOUSE FAMILY TRUST	08/29/2022	F	100	(C322-12)
OLIVERIO LAWRENCE	08/05/2022	QS	490,000	(C322-12)
GELDER JAMES H III &	05/31/2002	QS	180,000	(C322-12)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

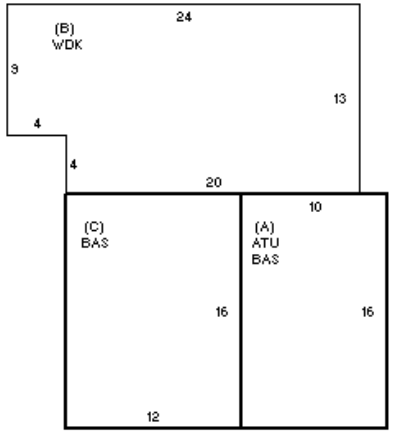
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP	08/04/2022	4	REHAB		08/05/2022	JN	100	100
02-140	07/08/2002	9	DECK	2,500	03/14/2003	BT	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0
Nbhd		NOTE	WHITE VILLAGE I CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	449,800	357,100
DETACHED	0	0
OTHER	0	0
TOTAL	**449,800**	**357,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/10/2023	LG
LIST	5/10/2023	LG
REVIEW	3/7/2013	BE

BLDG COMMENTS

YEAR BLT	1945	SIZE ADJ	1.150
NET AREA	352	DETAIL ADJ	1.308
$NLA(RCN)	$1,521	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	6.49	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	18	WHITE VLG I	0.95
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	4	CRAWL	1.00
HEATING	8	HEAT PUMP	1.02
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	352	1945	1,468.32	516,847
A	ATU	N	UNF ATTIC	160		35.90	5,744
B	WDK	N	ATT WOOD DECK	296		36.50	10,804

TOTAL RCN 535,495

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	U
HEAT/ELEC	U

EFF.YR/AGE 1971 / 51

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $449,800