

Key: 558

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 471

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
GARRETT SANDRA A 96 NEW LENOX RD LENOX, MA 01240						22-45-17				132 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						GARRETT SANDRA A				06/13/2012	QS	175,000	(C223-17)
MCCARTHY BRIAN J				12/05/2011	99		(C223-17)						
MCCARTHY BRIAN J &				01/11/2010	99		(C223-17)						


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 13-284	05/26/2023	30	CHECK DATA		05/24/2023	LG	100	100
	11/04/2013	90	BP NVC	1,865			100	100

LAND

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

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BRAEMAR CONDO				LAND	0	0
Infl1			BUILDING	296,800	254,400			
Infl2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>296,800</b>	<b>254,400</b>

DETACHED

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

UNIT 17=2ND FLR (7TH UNIT FROM LEFT ABOVE OFFICE/MGR'S QUARTERS)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	LG
MODEL	10		CONDO	LIST	5/24/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/6/2012	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
UPPER FLOOR UNIT, OVER OFFICE/MGRS QTRS. SF FROM PLAN 2/25/2014. FRONT WALKWAYS+DECKS=COMMON AREA.

G

YEAR BLT	1965	SIZE ADJ	0.920	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	333,470																					
NET AREA	765	DETAIL ADJ	0.510	COMPLEX	3	BRAEMAR	0.50	BAS	L		BASE CONDO AREA	765	1965	421.48	322,435																							
\$NLA(RCN)	\$436	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	128		53.40	6,835																							
				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																															
				<table border="1"> <thead> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES(FAR)</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td>6</td> <td>\$4,200</td> </tr> <tr> <td>PCT COMM INT</td> <td>4.16</td> <td>1.00</td> </tr> </tbody> </table>														CAPACITY	UNITS	ADJ	STORIES(FAR)	1	1.00	ROOMS	3	1.00	BEDROOMS	2	1.00	BATHROOMS	2	1.00	FIXTURES	6	\$4,200	PCT COMM INT	4.16	1.00
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																HEAT/ELEC	U																					
																EFF.YR/AGE	1986 / 36																					
																COND	11 11 %																					
																FUNC	0																					
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