

Key: 564

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 477

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION					
CANCILLA JOAN & DORE JEANNE 96 WIGWAM ST WELLFLEET, MA 02667						22-45-25				132 SHORE RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						CANCILLA JOAN & DORE JEAN				12/03/2012	QS	84,000		(C223-25)	
MCCARTHY BRIAN J &				01/11/2010	99			(C223-25)							
MCCARTHY BRIAN J				08/15/2003	QS	102,000		(C223-25)							

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	05/26/2023	30	CHECK DATA		05/24/2023	LG	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	204,900	171,800			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	204,900	171,800

DETACHED

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



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	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
GROUND LEVEL UNIT/NEWER SECTION. SF FROM PLAN 2/25/2014. BSMT+FRONT WALKWAYS+DECKS=COMMON AREA.

UNIT 25=1ST FLR (4TH UNIT FROM RIGHT)

G

YEAR BLT	1986	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	230,251
NET AREA	440	DETAIL ADJ	0.494	COMPLEX	3	BRAEMAR	0.50	BAS	L		BASE CONDO AREA	440	1986	507.60	223,345	CONDITION ELEM	CD
\$NLA(RCN)	\$523	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	90		53.40	4,806	EXTERIOR	A
CAPACITY			UNITS	ADJ	BASEMENT	5	NO BASEMENT	1.00								INTERIOR	A
STORIES(FAR)	1	1.00		HEATING	8	HEAT PUMP	1.02									KITCHEN	A
ROOMS	1	1.00		FUEL SOURCE	3	ELECTRIC	1.00									BATHS	A
BEDROOMS	1	.97		PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A
BATHROOMS	1	1.00		VIEW/LOC	99	N/A	1.00										
FIXTURES	3	\$2,100															
PCT COMM INT	2.85	1.00															
																EFF.YR/AGE	1986 / 36
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$204,900