

Key: 5671

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.924

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION						
HAN SHIXIN 12 KELLY FARM WAY BURLINGTON, MA 01803						7-5-1			544 SHORE RD						
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)			
						HAN SHIXIN			09/28/2020	QS	539,900	33303-237			
SHAMROCK LLC			03/16/2018	QS	462,200	31140-17									
MELLER RANDY			05/21/2010	QS	568,500	24568-125									

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	03/23/2021	20	NO PERMIT		03/23/2021	JN	100	100
10-252	12/06/2010	90	BP NVC	12,000	04/30/2012	FC	100	100
	01/01/2003	50	SPLIT SUB				100	100

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BAY BEACH TOWNHOMES CONDO=NEW FY04				LAND	0	0
Infl1			BUILDING	785,700	623,300			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	785,700	623,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/20/2023



BLDG COMMENTS
 SF FROM PLAN 2/21/14. OPA=5x26
 REAR/DOWN+5x26 REAR/UP. HAS 25x30
 ATTIC/STORAGE ABOVE=COMMON AREA.
 TOWNHOUSE-STYLE (2 FLRS).

UNIT 1=1ST ONE ON LEFT (STREET SIDE)

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	LG
MODEL	10		CONDO	LIST	9/4/2013	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	0.825	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	872,987		
NET AREA	1,266	DETAIL ADJ	1.124	COMPLEX	21	BAY BEACH	1.00	BAS	L		BASE CONDO AREA	631	1963	750.57	473,612	CONDITION ELEM	CD		
\$NLA(RCN)	\$690	OVERALL	1.000	CONDO STYLE	9	TOWNHOUSE	0.85	USF	L		UP-STRY FIN	635	1963	600.46	381,291	EXTERIOR	A		
				BASEMENT	4	CRAWL	1.00	OPA	N		OPEN PORCH	260		53.40	13,884	INTERIOR	G		
				HEATING	5	ELECTRIC	0.98											KITCHEN	U
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	U
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	U
				VIEW/LOC	6	EXCELLENT	1.35												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1989 / 33
STORIES(FAR)		2	1.00															COND	10 10 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	10 % GD 90
FIXTURES		6	\$4,200															RCNLD	\$785,700
PCT COMM INT		12	1.00																