

Key: 5675

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.928

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
NAULT MICHAEL J 56 BROOKVIEW TERRACE LUNENBURG, MA 01462		7-5-5		544 SHORE RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		NAULT MICHAEL J		11/03/2022	QS	695,000	35464-138
		STOCKS SUSAN E		12/02/2019	U	206,236	32511-174
		HARVEYS HIDEAWAY REALTY T		05/04/2018	F	100 31247-55	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1020	100	CONDOMINIUM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
MLS 03-194	02/01/2023	4	REHAB		02/01/2023	JN	100 100
	10/16/2003	10	ALL OTHERS	2,500	02/14/2004	BT	100 100
	01/01/2003	50	SPLIT SUB				100 100

LAND

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 BAY BEACH TOWNHOMES CONDO.				LAND	0	0
Inf1			BUILDING	622,700	465,600			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	622,700	465,600			

DETACHED

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



BLDG COMMENTS
 SF FROM PLAN 2/21/14. OPA AREA = 4x27
 FRONT/UP AND 5x12 REAR/DOWN AND 5x25
 REAR/UP. HAS 25x30 ATTIC/STORAGE=COMMON
 AREA. F11=GAS FIREPLACE. TOWNHOUSE STYLE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	LG
MODEL	10		CONDO	LIST	6/3/2014	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%]			

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YEAR BLT	1963	SIZE ADJ	0.895	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	707,595		
NET AREA	903	DETAIL ADJ	1.170	COMPLEX	21	BAY BEACH	1.00	BAS	L		BASE CONDO AREA	278	1963	877.59	243,969	CONDITION ELEM	CD		
\$NLA(RCN)	\$784	OVERALL	1.000	CONDO STYLE	9	TOWNHOUSE	0.85	USF	L		UP-STRY FIN	625	1963	702.07	438,793	EXTERIOR	A		
				BASEMENT	4	CRAWL	1.00	OPA	N		OPEN PORCH	293		53.40	15,646	INTERIOR	G		
				HEATING	8	HEAT PUMP	1.02	F11	O		FPL 1S 1OP	1		4,987.00	4,987	KITCHEN	A		
				FUEL SOURCE	3	ELECTRIC	1.00									BATHS	U		
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	U		
				VIEW/LOC	6	EXCELLENT	1.35												
																		EFF.YR/AGE	1983 / 39
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$622,700