

Key: 5677

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.930

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
SPINA PETER B 11 SEVEN SPRINGS LN #208 BURLINGTON, MA 01803						7-5-7				544 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						SPINA PETER B				09/28/2020	QS	539,900	33303-319
SHAMROCK LLC				12/11/2017	F	1	30953-292						
CAPODILUPO PETER & DIANE				12/18/2015	U	447,000	29345-336						

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	3	REPAIR/REMOD		03/23/2021	JN	100	100
02-112	01/01/2003	50	SPLIT SUB				100	100
	06/03/2002	90	BP NVC	2,400			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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BAY BEACH TOWNHOMES CONDO.				LAND	0	0
Infl1			BUILDING	748,700	594,500			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	748,700	594,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SF FROM PLAN 2/21/14. OPA AREA = 5x25
REAR/DOWN AND 5x25 REAR/UP. HAS 25x30
ATTIC/STORAGE ABOVE = COMMON AREA.
TOWNHOUSE STYLE (2 FLRS)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	LG
MODEL	10		CONDO	LIST	12/21/2016	CF
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
NET AREA	1,258	DETAIL ADJ	1.124
\$NLA(RCN)	\$692	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2.5	1.00	
FIXTURES	8	\$5,600	
PCT COMM INT	12	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	21	BAY BEACH	1.00	BAS	L		BASE CONDO AREA	627	1963	752.48	471,805
CONDO STYLE	9	TOWNHOUSE	0.85	USF	L		UP-STRY FIN	631	1963	601.98	379,852
BASEMENT	4	CRAWL	1.00	OPA	N		OPEN PORCH	250		53.40	13,350
HEATING	5	ELECTRIC	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	6	EXCELLENT	1.35								

TOTAL RCN	870,607
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	U
HEAT/ELEC	A
EFF.YR/AGE	1977 / 45
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$748,700