

Key: 5678

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.931

LEGAL

| CURRENT OWNER                                       |  |  |            |    |           | PARCEL ID        |  |  | LOCATION     |    |            |              |  |
|---|--|--|------------|----|-----------|------------------|--|--|--------------|----|------------|--------------|--|
| LOPEZ ALBA<br>33 STANDISH ST<br>CAMBRIDGE, MA 02138 |  |  |            |    |           | 7-5-8            |  |  | 544 SHORE RD |    |            |              |  |
|   |  |  |            |    |           | TRANSFER HISTORY |  |  | DOS          | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |            |    |           | LOPEZ ALBA       |  |  | 03/10/2003   | QS | 379,000    | 16539-151    |  |
| CORAL SANDS LLC                                     |  |  | 04/23/2001 | QS | 1,250,000 | 13751-184+       |  |  |              |    |            |              |  |
| ERAMIAN LOUISE L &                                  |  |  | 05/26/1988 | 99 |           | 6276-308+        |  |  |              |    |            |              |  |

| CLASS  | CLASS%     | DESCRIPTION |            |        | BN ID      | BN | CARD   |     |
|--------|------------|-------------|------------|--------|------------|----|--------|-----|
| 1020   | 100        | CONDOMINIUM |            |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC       | AMOUNT | INSP       | BY | 1st    | %   |
| 03-195 | 10/16/2003 | 10          | ALL OTHERS | 1,200  | 02/14/2004 | BT | 100    | 100 |
| 02-078 | 01/01/2003 | 50          | SPLIT SUB  | 4,000  |            |    | 100    | 100 |
|        | 04/22/2002 | 90          | BP NVC     |        |            |    | 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<br>BAY BEACH TOWNHOMES CONDO. |          |         |         | LAND         | 0              | 0              |
| Infl1 |    |                                    | BUILDING | 754,700 | 599,400 |              |                |                |
| Infl2 |    |                                    | DETACHED | 0       | 0       |              |                |                |
|       |    |                                    | OTHER    | 0       | 0       |              |                |                |
|       |    |                                    |          |         |         | <b>TOTAL</b> | <b>754,700</b> | <b>599,400</b> |

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 = 5x26 REAR/DOWN AND 5x26 REAR/UP. HAS 25x30 ATTIC/STORAGE ABOVE = COMMON AREA. F11=GAS FIREPLACE. TOWNHOUSE STYLE (2

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%] |         |           |     |

G

| YEAR BLT   | 1963  | SIZE ADJ   | 0.825 | ELEMENT     | CD | DESCRIPTION | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 877,557 |            |            |
|------------|-------|------------|-------|-------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|------------|------------|
| NET AREA   | 1,264 | DETAIL ADJ | 1.124 | COMPLEX     | 21 | BAY BEACH   | 1.00 | BAS | L   |   | BASE CONDO AREA | 629   | 1963 | 751.53    | 472,710 | CONDITION ELEM CD |         |            |            |
| \$NLA(RCN) | \$694 | OVERALL    | 1.000 | CONDO STYLE | 9  | TOWNHOUSE   | 0.85 | USF | L   |   | UP-STRY FIN     | 635   | 1963 | 601.22    | 381,776 | EXTERIOR          | A       |            |            |
|            |       |            |       | BASEMENT    | 4  | CRAWL       | 1.00 | OPA | N   |   | OPEN PORCH      | 260   |      | 53.40     | 13,884  | INTERIOR          | G       |            |            |
|            |       |            |       | HEATING     | 5  | ELECTRIC    | 0.98 | 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         | A       |            |            |
|            |       |            |       | VIEW/LOC    | 6  | EXCELLENT   | 1.35 |     |     |   |                 |       |      |           |         |                   |         |            |            |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | EFF.YR/AGE | 1977 / 45  |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | COND       | 14 14 %    |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | FUNC       | 0          |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | ECON       | 0          |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | DEPR       | 14 % GD 86 |
|            |       |            |       |             |    |             |      |     |     |   |                 |       |      |           |         |                   |         | RCNLD      | \$754,700  |