

Key: 5680

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.933

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION						
MAZZOLA DONNA M & LUNNY SANDRA J 267 ADAMS ST NEWTON, MA 02458-1351						7-5-10			544 SHORE RD						
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)			
						MAZZOLA DONNA M & CORAL SANDS LLC			06/26/2003	QS	225,000	17154-257			
ERAMIAN LOUISE L &			04/23/2001	QS	1,250,000	13751-184+									
			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	%
22-215X	05/09/2022	4	REHAB	2,500	09/02/2022	LG	100	100
	01/01/2003	50	SPLIT SUB				100	100

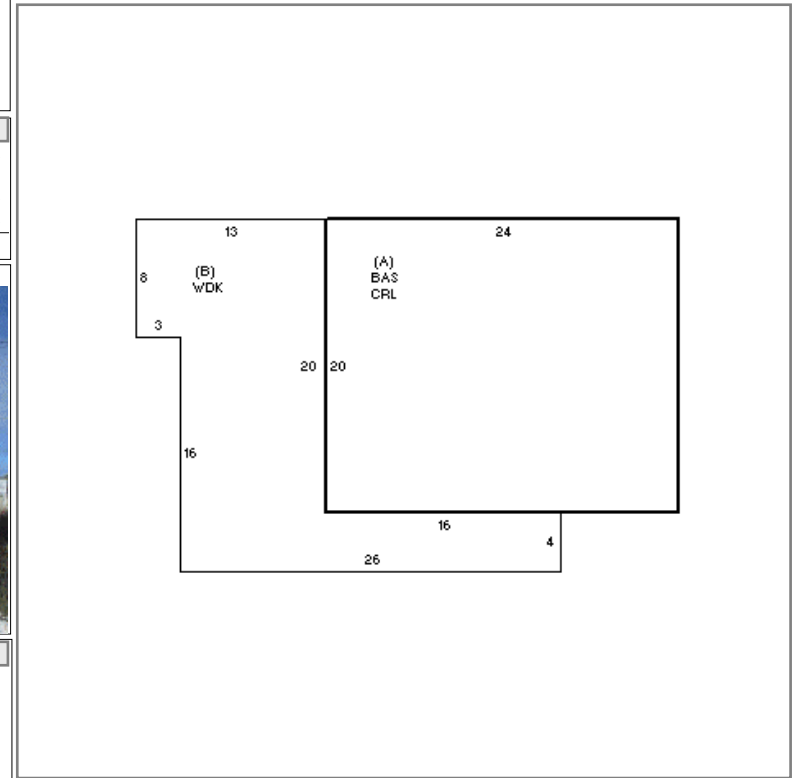
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BAY BEACH TOWNHOMES CONDO.				LAND	0	0
Infl1			BUILDING	482,900	388,600			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>482,900</b>	<b>388,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/13/2021



**BLDG COMMENTS**  
DETACHED UNIT on right side of parking lot. HAS 18x23 ATTIC/STORAGE ABOVE = COMMON AREA. 4/13/2021 Interior data confirmed by owner at door (C-19).



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2021	LG
MODEL	10		CONDO	LIST	4/13/2021	LG
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	1954	SIZE ADJ	1.020
NET AREA	480	DETAIL ADJ	1.188
\$NLA(RCN)	\$1,227	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	2	1.00	
BEDROOMS	1	.97	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	7	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	21	BAY BEACH	1.00	A	CRL	N	CRAWL	480		18.20	8,736
CONDO STYLE	4	COTTAGE	1.00	A	BAS	L	BASE CONDO AREA	480	1954	1,179.38	566,103
BASEMENT	4	CRAWL	1.00	B	WDK	N	ATT WOOD DECK	328		36.50	11,972
HEATING	5	ELECTRIC	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	5	VERY GOOD	1.25								

TOTAL RCN	588,911
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 57
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$482,900