

Key: 575

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 488

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
FORGIT DOUGLAS & CYNTHIA 32 TAFT ST MILFORD, MA 01757						22-45-44			132 SHORE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
FORGIT DOUGLAS & CYNTHIA						09/11/2012	QS	101,700	(C223-44)			
FARRIS ROBERT H &						10/27/2003	99		(C223-44)			
FARRIS ROBERT H JR						05/24/2000	QS	66,900	(223-44)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/26/2023	30	CHECK DATA		05/24/2023	LG	100	100

LAND

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

DETAILED

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	BRAEMAR CONDO			LAND	0	0
Infl1						BUILDING	210,800	174,600
Infl2						DETACHED	0	0
						OTHER	0	0
						TOTAL	210,800	174,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
UPPER FLOOR UNIT/NEWER SECTION. SF FROM PLAN 2/25/2014. FRONT WALKWAYS+DECKS=COMMON AREA.

UNIT 44=2ND FLR (4TH UNIT FROM LEFT ABOVE UNIT 45)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	LG
MODEL	10		CONDO	LIST	5/24/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.055	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	445	DETAIL ADJ	0.494	COMPLEX	3	BRAEMAR	0.50
\$NLA(RCN)	\$521	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00
CAPACITY		UNITS	ADJ	BASEMENT	5	NO BASEMENT	1.00
STORIES(FAR)	1	1.00		HEATING	8	HEAT PUMP	1.02
ROOMS	1	1.00		FUEL SOURCE	3	ELECTRIC	1.00
BEDROOMS	1	.97		PLUMBING	1	STANDARD	1.00
BATHROOMS	1	1.00		VIEW/LOC	99	N/A	1.00
FIXTURES	3	\$2,100					
PCT COMM INT	2.77	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	445	1986	505.09	224,764
	OPA	N	OPEN PORCH	90		53.40	4,806

TOTAL RCN	231,670
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	U
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 29
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$210,800