

Key: 5916

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.021

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WADE JEFFREY S & PAMELA J 5 JANS PATH HARWICH, MA 02645				7-10-2				496 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WADE JEFFREY S & PAMELA J COASTAL CAPE DEVELOPMENT				06/11/2004	N	206,350		18706-172			
				03/10/2003	QS	1,675,000		(168473)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/13/2004	50	SPLIT SUB				100	100
04-022	02/24/2004	4	REHAB	775,000	04/17/2006	RJM	100	100
03-236A	12/02/2003	3	REPAIR/REMOD	28,000	02/10/2004	RS	100	100
03-187	10/10/2003	5	DEMO	15,000	02/10/2004	RS	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 CROWS NEST CONDO				LAND	0	0
Infl1			BUILDING	332,600	319,500			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	332,600	319,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
April 2023 Property Mgr refused Assessor access for nine-year cyclical data check. 1ST FLR UNIT. SF FROM PLAN 2/21/14. COMPLETE REHAB 2004. FPL=GAS.

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	REF
MODEL	10		CONDO	LIST	4/20/2023	REF
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.130
NET AREA	371	DETAIL ADJ	1.063
\$NLA(RCN)	\$1,211	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	4.5	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	24	CROWS NEST	0.80
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	9	WARM/COOL AIR	1.02
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	371	1969	1,168.03	433,340
	OPA	N	OPEN PORCH	168		53.40	8,971
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	449,398	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1971 / 51	
COND	16	16 %
FUNC	0	
ECON	10	ONE BEDRM
DEPR	26	% GD 74
RCNLD	\$332,600	