

Key: 5919

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.024

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION						
MEDAGLIA JANE E 700 QUINOBEQUIN RD WABAN, MA 02468						7-10-5			496 SHORE RD						
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)			
						MEDAGLIA JANE E COASTAL CAPE DEVELOPMENT			08/03/2004	N	206,350	18898-237			
			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

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 CROWS NEST CONDO				LAND	0	0
Infl1			BUILDING	319,800	307,500			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	319,800	307,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/11/2013



BUILDING

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%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	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.		

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YEAR BLT	1969	SIZE ADJ	1.135	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,096			
NET AREA	367	DETAIL ADJ	1.026	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	367	1969	1,132.60	415,664	CONDITION ELEM CD				
\$NLA(RCN)	\$1,177	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	175		53.40	9,345	EXTERIOR	A			
				BASEMENT	5	NO BASEMENT	1.00	F11	O		FPL 1S 1OP	1		4,987.00	4,987	INTERIOR	A			
				HEATING	5	ELECTRIC	0.98											KITCHEN	A	
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	A	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A	
				VIEW/LOC	6	EXCELLENT	1.35											EFF.YR/AGE		1971 / 51
																	COND	16	16 %	
																	FUNC	0		
																	ECON	10	ONE BEDRM	
																	DEPR	26	% GD 74	
																	RCNLD		\$319,800	