

Key: 5920

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.025

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION					
SHEPARD SUSAN & HAMS MARCIA 95 CLIFTON STREET CAMBRIDGE, MA 02140						7-10-6				496 SHORE RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						SHEPARD SUSAN & NORMAN NICHOLAS T & COASTAL CAPE DEVELOPMENT				10/23/2014	QS	270,000		28463-294	
				05/24/2004	N	206,350		18624-295							
				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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE CROWS NEST CONDO				LAND	0	0
Inf1			BUILDING	320,500	308,000			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	320,500	308,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/19/2015



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

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%]			

G

YEAR BLT	1969	SIZE ADJ	1.125	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,175												
NET AREA	376	DETAIL ADJ	1.026	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	376	1969	1,121.28	421,602														
\$NLA(RCN)	\$1,152	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	84		53.40	4,486														
				BASEMENT	5	NO BASEMENT	1.00	F11	O		FPL 1S 1OP	1		4,987.00	4,987														
				HEATING	5	ELECTRIC	0.98																						
				FUEL SOURCE	3	ELECTRIC	1.00																						
				PLUMBING	1	STANDARD	1.00																						
				VIEW/LOC	6	EXCELLENT	1.35																						
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