Key: 5931

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,036

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUBOIS REALTY TRUST TRS: DUBOIS LEONARD A ET AL 975 FOREST ST NO ANDOVER, MA 01845-3346	7-10-17	496 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUBOIS REALTY TRUST	03/04/2011	99		25299-211
DUBOIS LEONARD	06/15/2009	QS	456,000	23800-273
MCCUSKER JAMES T	06/15/2009	99		23800-271

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
Nbhd		NOTE	CROWS NEST CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	506,200	468,200
DETACHED	0	0
OTHER	0	0
TOTAL	**506,200**	**468,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/11/2013

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/20/2023	REF
LIST	4/20/2023	REF
REVIEW	7/13/2007	RJM

BLDG COMMENTS

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

YEAR BLT	1969	SIZE ADJ	0.950
NET AREA	614	DETAIL ADJ	1.058
$NLA(RCN)	$982	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
PCT COMM INT	5.25	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	5	ELECTRIC	0.98
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	614	1969	952.47	584,819
	OPA	N	OPEN PORCH	140		53.40	7,476
	WDK	N	ATT WOOD DECK	32		36.50	1,168
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	602,650

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	0		
DEPR	16	% GD	84
RCNLD			$506,200