

Key: 5938

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.043

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SILVERNAIL PAUL & CHERYL PO BOX 447 SOUTHAMPTON, MA 01073				2-6-3				660 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVERNAIL PAUL & CHERYL				09/10/2019	QS	825,000	32284-260				
BRODEUR FAMILY TRUST				03/06/2018	F	1	31120-167				
BRODEUR PAUL A & MARY M				10/06/2004	QS	825,000	19111-80+				

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		N O T E				LAND	0	0
Inf1		BAY POINT CONDO				BUILDING	1,093,800	915,500
Inf2						DETACHED	1,800	1,700
						OTHER	0	0
						TOTAL	1,095,600	917,200

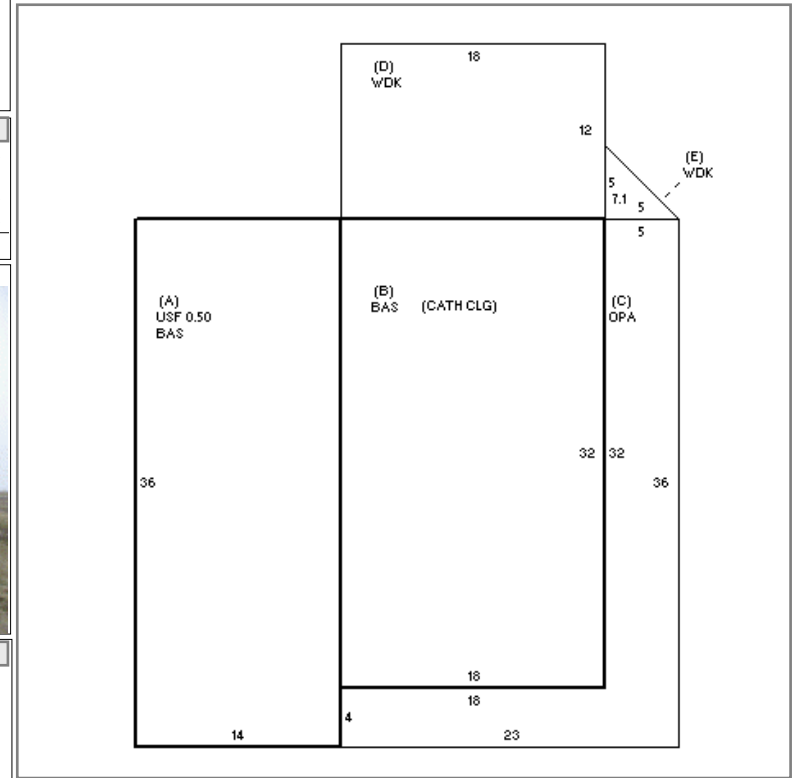
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	G+ 0.95	ANGLED	2007	96	19.44	1,800



BLDG COMMENTS
WATERFRONT. Data collector alert.

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2022	LG
MODEL	10		CONDO	LIST	5/24/2022	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	9/8/2006	RJM
QUALITY	+	1.05	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 06-275	05/22/2023	30	CHECK DATA		04/14/2022	LG	100	100
	11/28/2006	6	SHED	8,500	05/06/2008	JH	100	100
	07/27/2004	50	SPLIT SUB				100	100
01-1-3	06/14/2001	1	SINGLE FAM R	100,000	08/05/2003	JC	100	100



YEAR BLT	2002	SIZE ADJ	0.810
NET AREA	1,332	DETAIL ADJ	1.286
\$NLA(RCN)	\$874	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		8	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
PCT COMM INT		25.3	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	25	BAY POINT	0.85
CONDO STYLE	1	CAPE	1.10
BASEMENT	5	NO BASEMENT	1.00
HEATING	8	HEAT PUMP	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
A	BAS	L	BASE CONDO AREA	504	2002	886.79	446,944
A	USF	L	UP-STRY FIN	252	2002	709.44	178,778
B	BAS	L	BASE CONDO AREA	576	2002	886.79	510,794
C	OPA	N	OPEN PORCH	252		56.07	14,130
+	WDK	N	ATT WOOD DECK	229		38.33	8,777
	ODS	O	OUTDOOR SHOWER	1		0.00	

TOTAL RCN	1,163,623
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2002 / 20
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$1,093,800