Key: 6030

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,071

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MELANSON PAUL R & KELLY JOHN M 269 COMMERCIAL ST PROVINCETOWN, MA 02657	36-93-B	4 HIGHLAND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MELANSON PAUL R & KELLY J	11/01/2022	U	260,000	35459-170
45 FULLER STREET REALTY T	03/14/2006	99		20818-223
SAUER GEORGE J R	05/16/2005	QS	195,000	19825-228

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

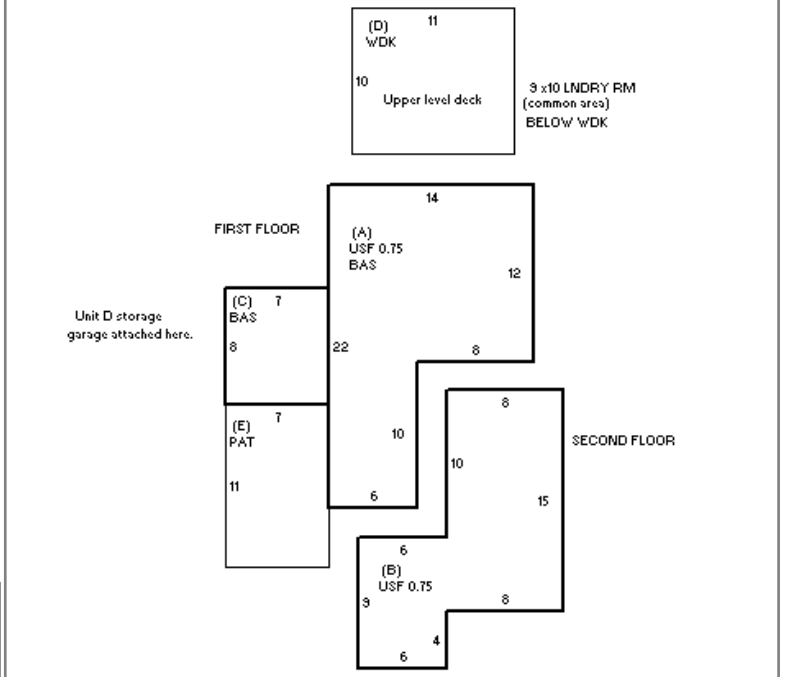
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS11	05/11/2005	50	SPLIT SUB				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	GTC	FRNT	0
Nbhd		NOTE	4 HIGHLAND ROAD CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	311,600	271,100
DETACHED	0	0
OTHER	0	0
TOTAL	**311,600**	**271,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/30/2022

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	11/30/2022	LG
LIST	9/19/2013	EST
REVIEW	9/8/2006	RJM

BLDG COMMENTS

UNIT B=2-STORY UNIT ATTACHED TO UNIT A ON 1ST FLR AND UNIT C ON 2ND FLR.

YEAR BLT	1800	SIZE ADJ	0.960
NET AREA	586	DETAIL ADJ	0.837
$NLA(RCN)	$665	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	3	1.00
BEDROOMS	1	.97
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	13	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	28	4 HIGHLAND RD	0.90
CONDO STYLE	8	FLAT	0.95
BASEMENT	4	CRAWL	1.00
HEATING	2	HOT WATER	1.01
FUEL SOURCE	1	OIL	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	284	1800	727.95	206,738
+	USF	L	UP-STRY FIN	302	1800	582.36	175,873
D	WDK	N	ATT WOOD DECK	110		36.50	4,015
E	PAT	N	PATIO	77		9.51	732

TOTAL RCN	389,458

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1960 / 62		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$311,600