

Key: 6031

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.072

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ELLIS ALISON C/O MENZA BREIGH ANN 51 AVERY AVE WELLFLEET, MA 02667				36-93-C				4 HIGHLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MENZA BREIGH ANN				08/17/2023	QS	418,000	45942-257				
ELLIS ALISON				07/28/2005	QS	229,000	20097-160				
HIGHLAND ROAD LLC				02/15/2002	99		14823-114+				

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

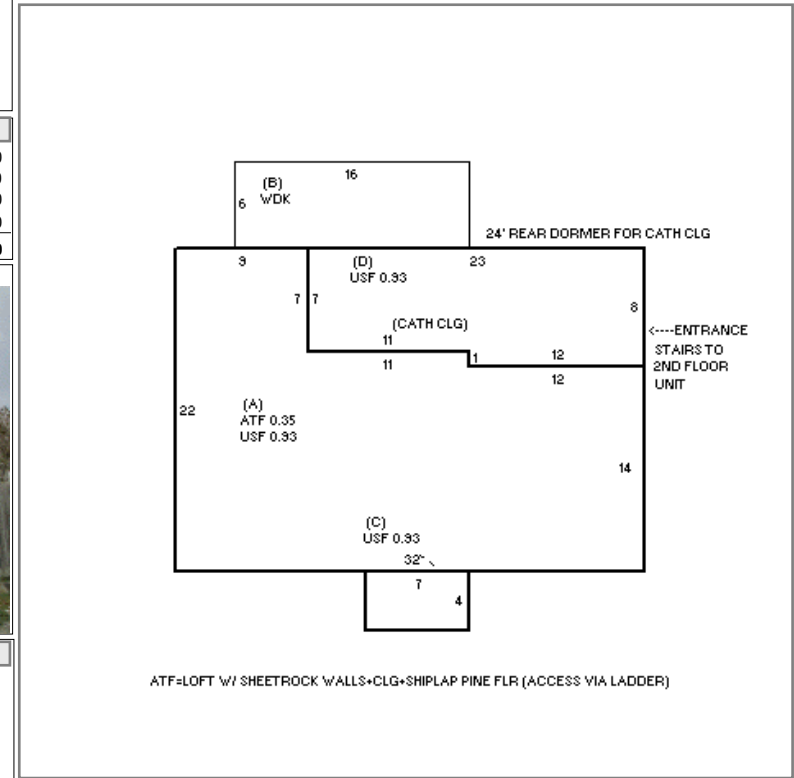
TOTAL	SF	ZONING	GTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE 4 HIGHLAND ROAD CONDO				LAND	0	0
Inf1			BUILDING	377,600	328,600			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	377,600	328,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 UNIT C=2ND FLR UNIT OVER PART OF UNIT A.
 9/19/13 MSMTS PARTIALLY FROM EXTERIOR,
 PARTIALLY FROM PLAN (NLA=680 SF EXCLUDING
 ATTIC).

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-184	10/19/2009	2	ADDITION	53,000	05/02/2011	MR	100	100
SS11	05/11/2005	50	SPLIT SUB				100	100



ATF=LOFT W/ SHEETROCK WALLS+CLG+SHIPLAP PINE FLR (ACCESS VIA LADDER)

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2022	LG	BLDG COMMENTS							TOTAL RCN	429.078			
MODEL	10		CONDO	LIST	9/27/2013	FC	UNIT C=2ND FLR UNIT OVER PART OF UNIT A. 9/19/13 MSMTS PARTIALLY FROM EXTERIOR, PARTIALLY FROM PLAN (NLA=680 SF EXCLUDING ATTIC).							CONDITION ELEM		CD		
STYLE	1	1.00	CONDO [100%]	REVIEW	5/25/2011	MR								EXTERIOR	A			
QUALITY	A	1.00	AVERAGE [100%]											INTERIOR	G			
FRAME	1	1.00	WOOD FRAME [100%]											KITCHEN	U			
YEAR BLT	1800	SIZE ADJ	0.905	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	BATHS <td>U</td>	U	
NET AREA	867	DETAIL ADJ	0.863	COMPLEX	28	4 HIGHLAND RD	0.90	+	USF	L	UP-STRY FIN	681	1800	524.88	357,444	HEAT/ELEC	U	
\$NLA(RCN)	\$495	OVERALL	1.000	CONDO STYLE	8	FLAT	0.95	A	ATF	L	FINISHED ATTIC	186	1800	355.00	66,030			
CAPACITY			UNITS	ADJ	BASEMENT	5	NO BASEMENT	1.00	B	WDK	N	ATT WOOD DECK	96	36.50	3,504			
STORIES(FAR)	1	1.00		HEATING	2	HOT WATER	1.01											
ROOMS	4	1.00		FUEL SOURCE	1	OIL	1.00											
BEDROOMS	2	1.00		PLUMBING	1	STANDARD	1.00											
BATHROOMS	1	1.00		VIEW/LOC	3	AVG	1.00											
FIXTURES	3	\$2,100																
PCT COMM INT	21	1.00																
															EFF.YR/AGE	1983 / 39		
															COND	12 12 %		
															FUNC	0		
															ECON	0		
															DEPR	12	% GD	88
															RCNLD	\$377,600		