

Key: 6133

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.095

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
VERGNANI DIANE 29 BELLINGTON STREET ARLINGTON, MA 02476						13-20-1				314 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						VERGNANI DIANE				06/26/2015	QS	455,000	28972-75
				08/13/2007	QS	450,000	22259-127	CABREEZE LLC					
				12/15/2006	G	2,790,000	21616-3+						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-051X	02/27/2019	90	BP NVC		04/08/2019	LG	100	100
17-268	09/27/2017	9	DECK	8,000	01/12/2018	LG	100	100
06-SS2	12/15/2006	50	SPLIT SUB				100	100
03-175	09/29/2003	4	REHAB	5,000			100	100
02-062	04/08/2002	90	BP NVC	5,000	08/05/2003	JC	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		CAPE BREEZE CONDO				LAND	0	0
Inf1						BUILDING	686,200	596,000
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	686,200	596,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/23/2023



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	LG
MODEL	10		CONDO			
STYLE	1	1.00	CONDO [100%]	LIST	5/22/2014	EST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	7/12/2007	RJM
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS
WATERFRONT.

YEAR BLT	1960	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	576	DETAIL ADJ	1.402	COMPLEX	30	CAPE BREEZE	1.05
\$NLA(RCN)	\$1,324	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00
CAPACITY				BASEMENT	4	CRAWL	1.00
STORIES(FAR)	1	1.00		HEATING	7	FL./WALL FURN.	0.99
ROOMS	4	1.00		FUEL SOURCE	3	ELECTRIC	1.00
BEDROOMS	2	1.00		PLUMBING	1	STANDARD	1.00
BATHROOMS	1	1.00		VIEW/LOC	6	EXCELLENT	1.35
FIXTURES	3	\$2,100					
PCT COMM INT	10.7	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	576	1960	1,295.47	746,191
B	CRL	N	CRAWL	306		18.20	5,569
+	WDK	N	ATT WOOD DECK	236		36.50	8,614
	ODS	O	OUTDOOR SHOWER	1		0.00	

TOTAL RCN	762,474
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	A
EFF.YR/AGE	1989 / 33
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$686,200

