

Key: 6137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.099

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION				
BAHAMONDE DANIELA ORTIZ QUARTARARO JUSTIN 340 WASHINGTON ST MALDEN, MA 02148						13-20-5			314 SHORE RD				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						BAHAMONDE DANIELA ORTIZ			04/26/2022	V	1,145,000	35073-213	
SMITH JOANNE H			05/27/2008	QS	337,500	22936-18							
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
06-SS2	12/15/2006	50	SPLIT SUB		08/05/2003	JC	100	100
02-062	04/08/2002	90	BP NVC	5,000			100	100
01-055	04/06/2001	3	REPAIR/REMOD				100	100
89-007	01/01/1989	3	REPAIR/REMOD	650	12/31/1989		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		NOTE CAPE BREEZE CONDO				LAND	0	0
Inf1			BUILDING	549,700	477,800			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	549,700	477,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
WATERFRONT DUPLEX BLDG. Minisplit for A/C

UNIT 4 HERE

4
4 (C)
WDK

(B)
4 OPA

(A)
BAS

FRONT CONC DECK=COMMON AREA PER PLAN

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	5/23/2023	LG
LIST	5/22/2014	EST
REVIEW	7/12/2007	RJM

BUILDING

YEAR BLT	1960	SIZE ADJ	1.045
NET AREA	456	DETAIL ADJ	1.402
\$NLA(RCN)	\$1,435	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	30	CAPE BREEZE	1.05
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	7	FL./WALL FURN.	0.99
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	456	1960	1,420.38	647,693
B	OPA	N	OPEN PORCH	76		53.39	4,058
C	WDK	N	ATT WOOD DECK	16		36.50	584

TOTAL RCN	654,435
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
PCT COMM INT	10.2	1.00

EFF.YR/AGE	1971 / 51
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$549,700
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