

Key: 6138

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.100

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
O'BRIEN SHERYL ANN & JOSEPH 28 MYOPIA ROAD HYDE PARK, MA 02136				13-9-6				307 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				O'BRIEN SHERYL ANN & JOSE				07/23/2020	F	1	33097-171	
O'BRIEN SHERYL ANN				12/07/2018	QS	265,000	31713-114					
GOLD TYLER				11/17/2008	V	200,000	23269-265					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-SS2	12/15/2006	50	SPLIT SUB				100	100
89-129	05/11/1989	9	DECK	10,000			100	100
87-177	10/21/1987	3	REPAIR/REMOD	10,000			100	100

LAND

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	CAPE BREEZE CONDO (ACROSS STREET FROM BAY BUT HAS BEACH ACCESS).			LAND	0	0
Infl1			BUILDING	358,800	312,300			
Infl2			DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>							<b>358,800</b>	<b>312,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/19/2023



**BLDG COMMENTS**  
 BMU=STORAGE CAGE. REAR WDK+ FRONT  
 OPA=COMMON AREA PER MASTER DEED. SF  
 FROM PLAN 618-91 6/18/14.

UNIT 6-FIRST UNIT TO THE RIGHT OF LARGE END UNIT (#12)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2023	LG
MODEL	10		CONDO	LIST	5/22/2014	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1965	SIZE ADJ	1.110	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,334			
NET AREA	394	DETAIL ADJ	0.925	COMPLEX	30	CAPE BREEZE	1.05	BAS	L		BASE CONDO AREA	394	1965	992.85	391,183	CONDITION ELEM CD				
\$NLA(RCN)	\$1,001	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	BMU	N		BSMT UNFINISHED	31		33.90	1,051	EXTERIOR	G			
				BASEMENT	5	NO BASEMENT	1.00											INTERIOR	G	
				HEATING	2	HOT WATER	1.01											KITCHEN	U	
				FUEL SOURCE	1	OIL	1.00											BATHS	U	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A	
				VIEW/LOC	2	FAIR	0.90											EFF.YR/AGE		1993 / 29
																	COND	9 9 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	9 % GD	91	
																	RCNLD	\$358,800		