

Key: 6139

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.101

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
PROBERT SCOTT W 42 ROCKWAY AVE UNIT 6B WEYMOUTH, MA 02188		13-9-7	307 SHORE RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		PROBERT SCOTT W		09/05/2018	QS	205,000	31508-231
		CASTELLUCCI JAMES R		08/21/2008	QS	192,000	23114-79
		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	%
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	335,400	291,900			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>335,400</b>	<b>291,900</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 7=2ND UNIT TO 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%]			

G

YEAR BLT	1965	SIZE ADJ	1.110	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,571		
NET AREA	394	DETAIL ADJ	0.925	COMPLEX	30	CAPE BREEZE	1.05		BAS	L	BASE CONDO AREA	394	1965	992.85	391,183				
\$NLA(RCN)	\$1,001	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00		BMU	N	BSMT UNFINISHED	38		33.89	1,288				
				BASEMENT	5	NO BASEMENT	1.00											CONDITION ELEM	CD
				HEATING	2	HOT WATER	1.01											EXTERIOR	G
				FUEL SOURCE	1	OIL	1.00											INTERIOR	A
				PLUMBING	1	STANDARD	1.00											KITCHEN	A
				VIEW/LOC	2	FAIR	0.90											BATHS	A
																	HEAT/ELEC	A	
																	EFF.YR/AGE	1974 / 48	
																	COND	15 15%	
																	FUNC	0	
																	ECON	0	
																	DEPR	15 % GD 85	
																	RCNLD	\$335,400	