

Key: 6140

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.102

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CASTELLUCCI JAMES R 75 RUFFSTONE ROAD GREENVILLE, RI 02828				13-9-8				307 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CASTELLUCCI JAMES R				08/08/2008	V	240,000	23093-284	
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	Inf1	Inf2	ADJ BASE	SAF	Inf3	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
Inf1			BUILDING	333,100	289,900			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>333,100</b>	<b>289,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	30	CAPE BREEZE	1.05		BAS	L	BASE CONDO AREA	390	1965	996.77	388,742
CONDO STYLE	14	CONV MOTEL	1.00		BMU	N	BSMT UNFINISHED	31		33.90	1,051
BASEMENT	5	NO BASEMENT	1.00								
HEATING	2	HOT WATER	1.01								
FUEL SOURCE	1	OIL	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	2	FAIR	0.90								

UNIT 8=3RD UNIT TO RIGHT OF LARGE END UNIT (#12)

BUILDING

YEAR BLT	1965	SIZE ADJ	1.110
NET AREA	390	DETAIL ADJ	0.925
\$NLA(RCN)	\$1,005	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	1	1.00	
BEDROOMS	1	.97	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	4.9	1.00	

TOTAL RCN		391,893	
CONDITION ELEM	CD		
EXTERIOR	G		
INTERIOR	A		
KITCHEN	A		
BATHS	A		
HEAT/ELEC	A		
EFF.YR/AGE	1974 / 48		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD	\$333,100		