**Key: 6153**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,113

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ORTIZ-TEISSONNIERE JULIO<br>CALLE DEL SOL 105, APT 103<br>OLD SAN JUAN, PR 00901 | 39-135-7 | 17 SHORE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ORTIZ-TEISSONNIERE JULIO | 09/10/2019 | QS | 143,000 | 32284-74 |
| LYNCH DIANE | 09/25/2012 | A | | 26700-264 |
| LYNCH DIANE & LUPI ELLEN | 03/19/2007 | QS | 145,000 | 21859-183 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1020 | 100 | CONDOMINIUM | | 1 | 1 of 1 |

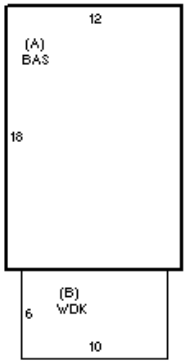
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 06-SS3 | 04/07/2006 | 50 | SPLIT SUB | | | | 100 | 100 |
| 01-004 | 01/08/2001 | 11 | COMMERCIAL | 1,000 | 08/12/2003 | JC | 100 | 100 |

## LAND

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

| TOTAL | SF | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | SHORE ROAD CONDOMINIUM | | |
| Infl1 | | | | | |
| Infl2 | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 174,500 | 152,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **174,500** | **152,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/08/2021

## 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 | 3/8/2021 | LG |
| LIST | 6/30/2014 | EST |
| REVIEW | 7/17/2007 | RJM |

BLDG COMMENTS

BMU shared common storage area under Units 5-9. Has masonry stack at rear.

| YEAR BLT | 1940 | SIZE ADJ | 1.285 |
|---|---|---|---|
| NET AREA | 216 | DETAIL ADJ | 0.734 |
| $NLA(RCN) | $985 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1 | 1.00 |
| ROOMS | 2 | 1.00 |
| BEDROOMS | 1 | .97 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $2,100 |
| PCT COMM INT | 8.3 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 32 | SHORE ROAD | 0.75 |
| CONDO STYLE | 4 | COTTAGE | 1.00 |
| 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 | 3 | AVG | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE CONDO AREA | 216 | 1940 | 965.34 | 208,513 |
| B | WDK | N | ATT WOOD DECK | 60 | | 36.50 | 2,190 |

TOTAL RCN 212,803

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | U |
| HEAT/ELEC | A |

EFF.YR/AGE 1965 / 57

| | | | |
|---|---|---|---|
| COND | 18 | 18 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 18 | % GD | 82 |

RCNLD $174,500