Key: 6174

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,134

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GREGORY SHORE RD NOMINEE TRUST TRS: GREGORY ALEX AND IRENE M PO BOX 927 NO TRURO, MA 02652	39-155-13	6 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GREGORY SHORE RD NOMINEE	12/05/2014	QS	225,000	28552-6
LANXNER WENDY W &	06/09/2006	QS	254,900	21082-105
CAPE SHORE ACCOMMODATIONS	03/19/1996	G	360,000	10107-044+

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

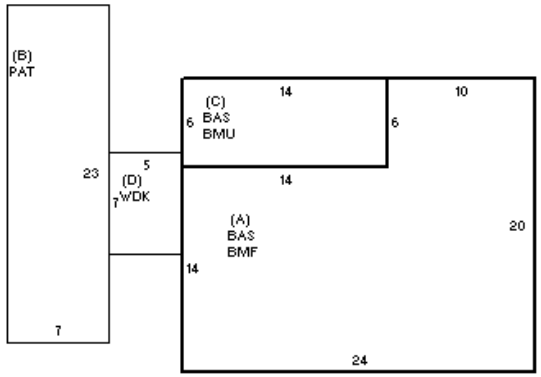
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-79	03/07/2018	9	DECK	3,000	06/08/2018	LG	100	100
06-268	11/16/2006	4	REHAB	2,750	04/29/2009	JH	100	100
	05/11/2006	30	CHECK DATA		05/13/2008	JH	100	100
06-SS6	05/10/2006	50	SPLIT SUB				100	100
02-251	12/01/2002	11	COMMERCIAL		05/02/2007	RJM	100	100

LAND

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

TOTAL	SF	ZONING	GR6	FRNT	0
Nbhd		NOTE	STONES THROW AT TRURO CONDOMINIUM (PHASE 1 FY08)		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	502,600	410,100
DETACHED	0	0
OTHER	0	0
TOTAL	**502,600**	**410,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/24/2022

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	2/24/2022	LG
LIST	6/24/2013	FC
REVIEW	7/16/2007	RJM

BLDG COMMENTS

PER 2013 INTERIOR ACCESS, BMF=OPEN RM W/ DRYWALL WALLS+CLG+TILE FLR BUT NO HEAT; BMU IS PARTIALLY FRAMED. Outdoor shower.

YEAR BLT	2005	SIZE ADJ	1.020
NET AREA	480	DETAIL ADJ	1.038
$NLA(RCN)	$1,102	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	1	.97
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	3.13	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	33	STONES THROW	1.05
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	1	AREA FULL	1.00
HEATING	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISHED	396		67.40	26,690
+	BAS	L	BASE CONDO AREA	480	2005	1,030.47	494,625
B	PAT	N	PATIO	161		9.50	1,530
C	BMU	N	BSMT UNFINISHED	84		33.90	2,848
D	WDK	N	ATT WOOD DECK	35		36.51	1,278

TOTAL RCN 529,071

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 2005 / 17

COND	5	5 %	
FUNC	0		
ECON	0		
DEPR	5	% GD	95

RCNLD $502,600