Key: 6180

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,140

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAXWELL XIA & CHRISTINE PO BOX 10 NO TRURO, MA 02652	39-155-19	6 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAXWELL XIA & CHRISTINE	04/11/2022	QS	470,000	()
LURIE BONITA & CARDILLO L	09/10/2020	QS	325,000	33247-102
GIANGUZZI LAURIE ET AL	11/02/2007	QS	239,000	22451-218

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MLS	02/08/2023	4	REHAB		02/08/2023	JN	100	100
06-SS6	05/10/2006	50	SPLIT SUB				100	100
05-086	06/07/2005	11	COMMERCIAL	250,000	05/02/2007	RJM	100	100
05-082	06/03/2005	5	DEMO		04/18/2006	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	511,000	397,000
DETACHED	0	0
OTHER	0	0
TOTAL	**511,000**	**397,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/04/2023

BLDG COMMENTS

FOUR-UNIT BLDG (19=2ND FROM LEFT). HAS 18x14 EXCL USE BSMT. SF FROM PLAN 11/3/14.

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	4/4/2023	LG
LIST	9/6/2013	FC
REVIEW	7/16/2007	EM

YEAR BLT	2005	SIZE ADJ	1.015
NET AREA	488	DETAIL ADJ	1.033
$NLA(RCN)	$1,047	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	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	2	3/4 AREA	1.00
HEATING	9	WARM/COOL AIR	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
	BAS	L	BASE CONDO AREA	488	2005	1,018.49	497,025
	BMU	N	BSMT UNFINISHED	252		33.90	8,543
	WDK	N	ATT WOOD DECK	60		36.50	2,190
	WDK	N	ATT WOOD DECK	32		36.50	1,168

TOTAL RCN 511,026

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

EFF.YR/AGE 2020 / 2

COND	0	0 %	
FUNC	0		
ECON	0		
DEPR	0	% GD	100

RCNLD $511,000