Key: 6306 **Town of TRURO - Fiscal Year 2024** 9/27/2023 7:11 pm SEQ #: 4,164

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN SHERYL ANN & JOSEPH 28 MYOPIA ROAD HYDE PARK, MA 02136	13-9-SB5	307 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN SHERYL ANN & JOSE	07/23/2020	F	1	33097-174
O'BRIEN SHERYL ANN	12/07/2018	V	1	31713-136
GOLD TYLER	11/17/2008	V	200,000	23269-265

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-053	04/03/2009	90	BP NVC	600	05/14/2010	JH	100	100
07-SS09	07/06/2007	50	SPLIT SUB				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
Nbhd		NOTE	CAPE BREEZE CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	42,100	37,000
DETACHED	0	0
OTHER	0	0
TOTAL	**42,100**	**37,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

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	4/19/2023	LG
LIST		
REVIEW		

BLDG COMMENTS

STORAGE UNIT ONLY (5 FIXT=INCL LAUNDRY&FULL BATH) - LOCATED UNDER 13-9.6 (AYB OF ORIG BLDG = 1965). SF FROM PLAN 11/12/14.

YEAR BLT	1965	SIZE ADJ	1.110
NET AREA	390	DETAIL ADJ	0.115
$NLA(RCN)	$124	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	0	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
FIXTURES	5	$3,500
PCT COMM INT	0.9	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	30	CAPE BREEZE	1.05
CONDO STYLE	10	STORAGE	0.11
BASEMENT	1	AREA FULL	1.00
HEATING	99	N/A	1.00
FUEL SOURCE	99	N/A	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	390	1965	115.04	44,867

TOTAL RCN	48,367
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT/ELEC	
EFF.YR/AGE	1980 / 42
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	$42,100