Key: 6328

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,186

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VERVE DEVELOPMENT LLC MGR: RUSSELL BRAUN PO BOX 272 NO TRURO, MA 02652-0272	7-1-7	497 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VERVE DEVELOPMENT LLC	09/20/2005	O	350,000	20276-312+

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

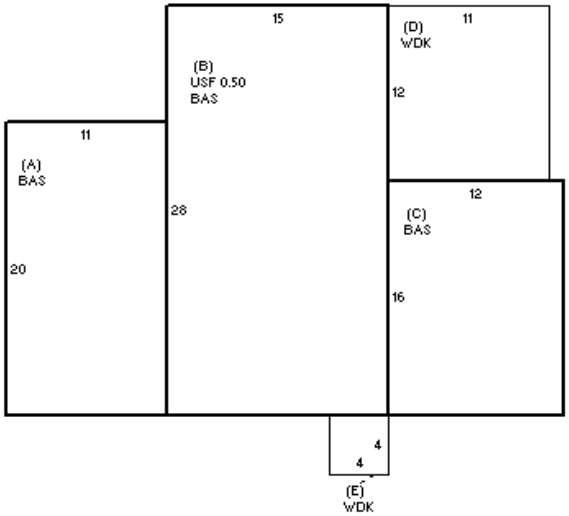
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		10	ALL OTHERS		06/01/2012	BE	100	100
07-SS14	12/07/2007	50	SPLIT SUB				100	100
05-175	10/18/2005	11	COMMERCIAL	100,000	06/07/2009	RJM	100	100

LAND

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

TOTAL	SF	ZONING	LBP	FRNT	0
Nbhd		NOTE	SUNRISE COTTAGES CONDO UNIT 7=YEAR ROUND MGR'S UNIT PER COVENANTS IN BK 21434/20 & 22313/89. FY13 COMBINED UNIT 7 W UNIT 8 (GARAGE)		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	738,400	649,100
DETACHED	49,200	46,900
OTHER	0	0
TOTAL	**787,600**	**696,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E 1.80	A+ 0.80	30*56	2007	1,680	36.61	49,200

PHOTO 05/27/2014

BLDG COMMENTS

FY13 ADDED GARAGE FROM UNIT 8 PER AMENDMENT OF MASTER DEED, NOW UNIT 7-8.

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	5/27/2014	FC
LIST	5/27/2014	EST
REVIEW	5/25/2011	MR

YEAR BLT	2007	SIZE ADJ	0.870
NET AREA	1,042	DETAIL ADJ	0.909
$NLA(RCN)	$746	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	20.8	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	35	SUNRISE COTTAGE	0.90
CONDO STYLE	11	CONTEMPORARY	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	2	HOT WATER	1.01
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	832	2007	769.74	640,427
B	USF	L	UP-STRY FIN	210	2007	615.80	129,317
+	WDK	N	ATT WOOD DECK	148		36.50	5,402

TOTAL RCN 777,246

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

EFF.YR/AGE 2007 / 15

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

RCNLD $738,400