Key: 6426

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,205

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KETCHOYIAN PAUL & HOWE KAREN A PO BOX 485 NO TRURO, MA 02652-0485	39-155-28	6 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KETCHOYIAN PAUL & HOWE KA	11/17/2020	QS	432,000	33479-102
FISHMAN RICHARD	04/03/2015	QS	288,000	28779-21
MCPHEE SHELLY L	08/01/2008	QS	357,500	23081-060

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2023		35	RES EXEMPT		08/30/2022		0	0
NP	03/23/2021	20	NO PERMIT		03/23/2021	JN	100	100
15-246	10/06/2015	10	ALL OTHERS	2,375	02/01/2016	FC	100	100
	07/14/2015	20	NO PERMIT		12/15/2015	FC	100	100
08-SM08	06/10/2008	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	GR6	FRNT	0
Nbhd		NOTE	STONES THROW AT TRURO CONDOMINIUM (PHASE II FY10)		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	574,300	468,400
DETACHED	0	0
OTHER	0	0
TOTAL	**574,300**	**468,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/04/2023

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	4/4/2023	LG
REVIEW	6/22/2009	ER

BLDG COMMENTS

P/O FOUR-UNIT BLDG (LEFT SIDE, 2ND FLOOR). SF FROM PLAN 11/3/14.

YEAR BLT	2005	SIZE ADJ	0.885
NET AREA	955	DETAIL ADJ	0.749
$NLA(RCN)	$601	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
PCT COMM INT	6.25	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	33	STONES THROW	1.05
CONDO STYLE	20	STONTHRW MOTEL	0.70
BASEMENT	5	NO BASEMENT	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
	BAS	L	BASE CONDO AREA	955	2005	567.53	541,987
	OPA	N	OPEN PORCH	254		53.40	13,564
	UST	N	UTILITY STORAGE	16		50.63	810
	WDK	N	ATT WOOD DECK	264		36.50	9,636
	GFP	O	GAS FIREPLACE	1		4,079.00	4,079

TOTAL RCN 574,276

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

EFF.YR/AGE 2020 / 2

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

RCNLD $574,300