

Key: 6435

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.214

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION				
NESBITT STEVEN B & SUSAN C 162 HIGHLAND ST HOLLISTON, MA 01746						8-25-4			482 SHORE RD				
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	
						NESBITT STEVEN B & SUSAN			04/29/2022	QS	415,000	35085-26	
JOY CYNTHIA A &			08/06/2010	QS	295,000	24735-215							
SEASIDE MARKETING LLC			08/04/2009	99		23942-255							

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 08-SM15	02/01/2023	4	REHAB		02/01/2023	JN	100	100
08-052	12/17/2008	50	SPLIT SUB			FC	100	100
07-257	03/20/2008	11	COMMERCIAL	1,500,000	09/21/2009	FC	100	100
	11/06/2007	5	DEMO	15,000	06/20/2008	RJM	100	100

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N				LAND	0	0
Infl1		O				BUILDING	408,200	341,000
Infl2		T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	408,200	341,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SECOND FLR UNIT ON LEFT END. 2008 EXT/INT RENOV. SF FROM PLAN 11/10/14.

UNIT=2ND FLR DOOR ON LEFT

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2023	LG
MODEL	10		CONDO	LIST	9/21/2009	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	6/23/2009	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.125
NET AREA	379	DETAIL ADJ	0.973
\$NLA(RCN)	\$1,077	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	3.32	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	SEASIDE INN	0.73
CONDO STYLE	14	CONV MOTEL	1.00
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	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	379	2008	1,060.06	401,762
	WDK	N	ATT WOOD DECK	120		36.50	4,380

TOTAL RCN	408,242
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	2020 / 2
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$408,200