

Key: 6554

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.236

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
SULLIVAN FRANCIS A PO BOX 694 TRURO, MA 02666		51-1-2	178 RT 6			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SULLIVAN FRANCIS A		05/03/2013	QS	150,000	(C389-2)	
LOCUST GROVE REALTY TRUST		09/09/2009	F		(189486+C389)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-139X	05/13/2019	90	BP NVC	3,600	02/27/2020	LG	100	100
FY2018		35	RES EXEMPT		01/05/2018		0	0
09-SS03	09/09/2009	50	SPLIT SUB				100	100

LAND

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

PREFAB CONSTRUCTION PER 6/10 MEAS

Diagram labels: (C) 17 6, 10, (A) 40, 12 (B) WDK, 12 CRL, 10 WDK

BULKHEAD ENTRY TO CRAWL/STORAGE

DETACHED

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LOCUST GROVE CONDOMINIUM (NEW FOR FY11).			LAND	0	0
Infl1			BUILDING	281,200	247,300			
Infl2			DETACHED	0	0			
			OTHER	0	0			
TOTAL						281,200	247,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	FC
MODEL	10		CONDO	LIST	7/22/2015	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	6/12/2002	RS
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS OUTDOOR SHOWER.

G

YEAR BLT	2004	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	299,131
NET AREA	480	DETAIL ADJ	0.588	COMPLEX	39	LOCUST GROVE	0.62	A	CRL	N	CRAWL	480		18.20	8,736		
\$NLA(RCN)	\$623	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	A	BAS	L	BASE CONDO AREA	480	2004	583.73	280,192		
				BASEMENT	4	CRAWL	1.00	+	WDK	N	ATT WOOD DECK	222		36.50	8,103		
				HEATING	5	ELECTRIC	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
				PLUMBING	1	STANDARD	1.00										
				VIEW/LOC	3	AVG	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		2	1.00														
BEDROOMS		1	.97														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
PCT COMM INT		44	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2004 / 18
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$281,200