

Key: 6881

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.361

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
SHAMU, LLC RES AGT: ARUN T. PRETTI 11 ELLIS RD NORTON, MA 02766						6-6-4				556 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						SHAMU, LLC				09/20/2021	QS	550,000	34485-97
AMZALLAG FRANKLIN				10/16/2015	QS	393,000	29208-230						
LEXVEST SHORELINE LLC				11/10/2014	V	2,355,197	28499-278						

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		3	REPAIR/REMOD		04/27/2022	JN	100	100
SS15-9	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100
10-034	03/05/2010	4	REHAB	1,350,000	07/23/2012	DF	100	100
06-086	05/03/2006	10	ALL OTHERS	1,500	05/01/2007	RJM	100	100
94-009	02/25/1994	4	REHAB	150,000	06/08/1994		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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE FY15 SHORELINE BEACH CONDOMINIUMS				LAND	0	0
Infl1			BUILDING	623,700	542,700			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	623,700	542,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/16/2023



BLDG COMMENTS
UNIT 4, 2ND FLOOR, LEFT- SIDE BUILDING A. HAS 3 ELEC MINI-SPLIT UNITS (HEAT+A/C).

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2023	LG
MODEL	10		CONDO	LIST	5/21/2014	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	2/6/2014	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1987	SIZE ADJ	0.910	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	656.530			
NET AREA	840	DETAIL ADJ	0.963	COMPLEX	46	SHORELINE BE	0.70	BAS	L		BASE CONDO AREA	840	1987	767.26	644,500	CONDITION ELEM	CD			
\$NLA(RCN)	\$782	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	BMU	N		BSMT UNFINISHED	36		33.89	1,220	EXTERIOR	A			
				BASEMENT	1	AREA FULL	1.00	OPA	N		OPEN PORCH	150		53.40	8,010	INTERIOR	G			
				HEATING	8	HEAT PUMP	1.02											KITCHEN	U	
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	U	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A	
				VIEW/LOC	6	EXCELLENT	1.35											EFF.YR/AGE		2005 / 17
				CAPACITY		UNITS	ADJ											COND	5 5 %	
				STORIES(FAR)	1	1.00											FUNC	0		
				ROOMS	4	1.00											ECON	0		
				BEDROOMS	2	1.00											DEPR	5 % GD 95		
				BATHROOMS	1	1.00											RCNLD	\$623,700		
				FIXTURES	4	\$2,800														
				PCT COMM INT	7.5	1.00														