Key: 6883

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,363

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SENGLE GREGORY R CHIN-HONG PATRICK 108 WILDFLOWER DRIVE AMHERST, MA 01002	6-6-2	556 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SENGLE GREGORY R	10/17/2014	QS	322,000	28452-186
ANDREWS JANE A	03/17/1988	99		(113721+)
NORTH JOS J & GERTRUDE E	04/18/1985	99		(149633+)

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/31/2023	30	CHECK DATA		05/16/2023	LG	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
Nbhd		NOTE	FY15 SHORELINE BEACH CONDOMINIUMS		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	483,000	404,600
DETACHED	0	0
OTHER	0	0
TOTAL	**483,000**	**404,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2023

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	5/16/2023	LG
LIST	5/21/2014	FC
REVIEW	2/6/2014	BE

BLDG COMMENTS

UNIT 2 , 1ST AND 2ND FLOORS, CENTER OF BULDING A. HAS 2 ELEC MINI-SPLIT UNITS (HEAT+A/C).

YEAR BLT	1987	SIZE ADJ	0.920
NET AREA	770	DETAIL ADJ	0.934
$NLA(RCN)	$705	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	3	1.00
BEDROOMS	1	.97
BATHROOMS	1.5	1.00
FIXTURES	6	$4,200
PCT COMM INT	6.8	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	46	SHORELINE BE	0.70
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	1	AREA FULL	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	385	1987	769.52	296,264
	USF	L	UP-STRY FIN	385	1987	615.61	237,011
	BMU	N	BSMT UNFINISHED	36		33.89	1,220
	OPA	N	OPEN PORCH	75		53.40	4,005

TOTAL RCN 542,700

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

EFF.YR/AGE 1987 / 35

COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89

RCNLD $483,000