

Key: 6892

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.372

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| CURRENT OWNER   |  |  |  |                |  | PARCEL ID                                     |  |            |    | LOCATION     |           |            |              |
|---|--|--|--|----------------|--|---|--|------------|----|--------------|-----------|------------|--------------|
| SALAZAR FERNANDO J &<br>SALAZAR KIM BRODY<br>75 HILLSIDE AVE<br>ARLINGTON, MA 02476 |  |  |  |                |  | 6-6-12  |  |            |    | 556 SHORE RD |           |            |              |
|   |  |  |  |                |  | TRANSFER HISTORY                              |  |            |    | DOS          | T         | SALE PRICE | BK-PG (Cert) |
|   |  |  |  |                |  | SALAZAR FERNANDO J &<br>LEXVEST SHORELINE LLC |  |            |    | 02/10/2016   | QS        | 395,000    | 29445-45     |
|   |  |  |  | ANDREWS JANE A |  |   |  | 11/10/2014 | V  | 2,355,197    | 28499-278 |            |              |
|   |  |  |  |                |  |   |  | 03/17/1988 | 99 |              | (113721+) |            |              |

| 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 |

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| 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<br>FY15 SHORELINE BEACH CONDOMINIUMS |          |         |         | LAND         | 0              | 0              |
| Infl1 |    |   | BUILDING | 568,200 | 475,600 |              |                |                |
| Infl2 |    |   | DETACHED | 0       | 0       |              |                |                |
|       |    |   | OTHER    | 0       | 0       |              |                |                |
|       |    |   |          |         |         | <b>TOTAL</b> | <b>568,200</b> | <b>475,600</b> |

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



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/16/2023 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 10 |      | CONDO             | LIST    | 8/15/2023 | LG |
| STYLE    | 1  | 1.00 | CONDO [100%]      | REVIEW  | 2/6/2014  | BE |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1987  | SIZE ADJ   | 0.915 | ELEMENT     | CD | DESCRIPTION  | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 804   | DETAIL ADJ | 0.963 | COMPLEX     | 46 | SHORELINE BE | 0.70 |   | BAS | L | BASE CONDO AREA | 804   | 1987 | 780.34    | 627,390 |
| \$NLA(RCN) | \$794 | OVERALL    | 1.000 | CONDO STYLE | 14 | CONV MOTEL   | 1.00 |   | BMU | N | BSMT UNFINISHED | 36    |      | 33.89     | 1,220   |
|            |       |            |       | BASEMENT    | 1  | AREA FULL    | 1.00 |   | OPA | N | OPEN PORCH      | 144   |      | 53.40     | 7,690   |
|            |       |            |       | HEATING     | 8  | HEAT PUMP    | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE | 3  | ELECTRIC     | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | PLUMBING    | 1  | STANDARD     | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | VIEW/LOC    | 6  | EXCELLENT    | 1.35 |   |     |   |                 |       |      |           |         |

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BLDG COMMENTS

UNIT 12, CENTER-RIGHT SIDE, 2ND FLOOR, BUILDING B. HAS 3 ELEC MINI-SPLIT UNITS (HEAT+A/C).

|                |           |    |
|----------------|-----------|----|
| TOTAL RCN      | 638,400   |    |
| 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          | \$568,200 |    |