

Key: 6893

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.373

LEGALS


CURRENT OWNER						PARCEL ID				LOCATION							
FRATTAROLI ROBERT F & JULIE B 49 SOUTH FAIRVIEW STREET ROSLINDALE, MA 02131						6-6-13				556 SHORE RD							
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
						FRATTAROLI ROBERT F & JUL				11/05/2015	QS	393,000	29255-144				
						LEXVEST SHORELINE LLC				11/10/2014	V	2,355,197	28499-278				
ANDREWS JANE A				03/17/1988	99		(113721+)										
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE FY15 SHORELINE BEACH CONDOMINIUMS				LAND	0	0
Infl1			BUILDING	571,200	478,300			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	571,200	478,300			

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2023	LG	BLDG COMMENTS
MODEL	10		CONDO	LIST	5/16/2023	LG	UNIT 13, RIGHT SIDE, 2ND FLOOR, BUILDING B. HAS 3 ELEC MINI-SPLIT UNITS (HEAT+A/C).
STYLE	1	1.00	CONDO [100%]	REVIEW	2/6/2014	BE	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	1987	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	641,796		
NET AREA	810	DETAIL ADJ	0.963	COMPLEX	46	SHORELINE BE	0.70	BAS	L		BASE CONDO AREA	810	1987	777.88	630,086	CONDITION ELEM	CD		
\$NLA(RCN)	\$792	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	144		53.40	7,690	INTERIOR	A		
				HEATING	8	HEAT PUMP	1.02											KITCHEN	A
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	A
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35											EFF.YR/AGE	1987 / 35
																	COND	11 11 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	11 % GD 89	
																	RCNLD	\$571,200	