Key: 6984

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FIELD JOHN W JR 38 ROOD HILL ROAD SANDISFIELD, MA 01255	13-22-6	276-6 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FIELD JOHN W JR	02/18/2016	QS	399,000	29459-180
DAYS REAL EST TRUST	09/25/1995	A		9854-212+
DAYS REAL EST TRUST	03/29/1982	99		3456-186+

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

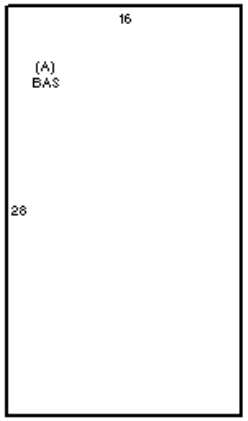
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-192X	04/25/2022	90	BP NVC	3,000	09/02/2022	LG	100	100
20-268X	09/30/2020	4	REHAB	8,500	12/08/2020	LG	100	100
SS2016-3		50	SPLIT SUB		01/01/2015	GM	100	100
12-235	10/05/2012	90	BP NVC	20,000	06/11/2014	RJM	100	100
12-099	04/23/2012	90	BP NVC	20,000	06/11/2014	RJM	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	DAYS COTTAGES. FY16 CONDO CONVERSION		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	636,600	553,800
DETACHED	0	0
OTHER	0	0
TOTAL	**636,600**	**553,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/02/2022

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	9/28/2020	LG
LIST	10/20/2011	EST
REVIEW	11/14/2011	DF

BLDG COMMENTS

Cottage #6 LILAC Approved for year-round use July 2023.

YEAR BLT	1931	SIZE ADJ	1.055
NET AREA	448	DETAIL ADJ	1.737
$NLA(RCN)	$1,776	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	4.54	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	48	DAYS COTTAGES	1.30
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	7	FL./WALL FURN.	0.99
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	448	1931	1,771.56	793,659

TOTAL RCN	795,759

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

EFF.YR/AGE	1960 / 62	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$636,600