

Key: 6985

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.429

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
URELL NANCY ESTATE C/O TRISTEN REALTY TRURO, LLC 41 DEER RUN ROAD BELLINGHAM, MA 02019				13-22-7				276-7 SHORE RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				TRISTEN REALTY TRURO, LLC				05/24/2023	A	1 35802-148			
URELL NANCY ESTATE				11/04/2016	QS	399,000		30065-124					
DAYS REAL EST TRUST				09/25/1995	A	9854-212+							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-172	05/10/2023	3	REPAIR/REMOD	25,000				0
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
08-060	03/26/2008	90	BP NVC	35,000	04/24/2009	FC	100	100

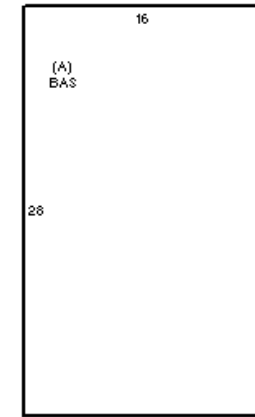
LAND

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 DAYS COTTAGES. FY16 CONDO CONVERSION				LAND	0	0
Infl1			BUILDING	636,600	553,800			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	636,600	553,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/28/2020

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2020	LG
MODEL	10		CONDO	LIST	9/28/2020	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	11/14/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1931	SIZE ADJ	1.055	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	448	DETAIL ADJ	1.737	COMPLEX	48	DAYS COTTAGES	1.30	A	BAS	L	BASE CONDO AREA	448	1931	1,771.56	793,659
\$NLA(RCN)	\$1,776	OVERALL	1.000	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								

BUILDING

BLDG COMMENTS		Cottage # 7 TULIP Approved for year-round use July 2023. 9/28/2020 List at door w/renter.	
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	