

Key: 6993

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.437

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WEINSTEIN KEITH & MARSHA 27 CLAFLIN ROAD BROOKLINE, MA 02445				13-22-16				276-16 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEINSTEIN KEITH & MARSHA				04/17/2015	QS	399,000	28809-330				
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	%
21-056	02/16/2021	3	REPAIR/REMOD	32,000	05/11/2021	LG	100	100
20-094X	04/20/2020	3	REPAIR/REMOD	8,500	09/28/2020	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

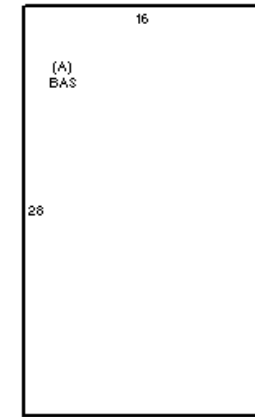
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	DAYS COTTAGES. FY16 CONDO CONV - UNITS ON MARKET.			LAND	0	0
Infl1			BUILDING	668,400	581,500			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>668,400</b>	<b>581,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
COTTAGE #16 SALVIA Approved for year-round use July 2023.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2015	FC
MODEL	10		CONDO	LIST	6/30/2015	FC
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
NET AREA	448	DETAIL ADJ	1.737	COMPLEX	48	DAYS COTTAGES	1.30
\$NLA(RCN)	\$1,776	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00
<b>CAPACITY</b>				BASEMENT	5	NO BASEMENT	1.00
STORIES(FAR)	1	UNITS	1.00	HEATING	7	FL./WALL FURN.	0.99
ROOMS	4	ADJ	1.00	FUEL SOURCE	2	GAS	1.00
BEDROOMS	2		1.00	PLUMBING	1	STANDARD	1.00
BATHROOMS	1		1.00	VIEW/LOC	6	EXCELLENT	1.35
FIXTURES	3		\$2,100				
PCT COMM INT	4.54		1.00				

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	G
INTERIOR	A
KITCHEN	A
BATHS	U
HEAT/ELEC	A
EFF.YR/AGE	1971 / 51
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$668,400