

Key: 6996

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.440

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
<b>BAHAMONDE DANIELA ORTIZ &amp; QUARTARARO JUSTIN S</b> 340 WASHINGTON ST MALDEN, MA 02148				13-22-19				276-19 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BAHAMONDE DANIELA ORTIZ & ROBICHAUD JAMES J				10/21/2020	QS	480,000	33383-290
				DAYS REAL EST TRUST				10/02/2015	QS	399,000	29179-342
								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	%
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
07-062	04/06/2007	90	BP NVC	10,000	06/19/2008	RJM	100	100

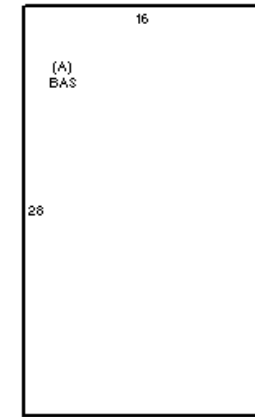
LAND

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		NOTE DAYS COTTAGES. FY16 CONDO CONVERSION				LAND	0	0
Infl1			BUILDING	636,600	553,800			
Infl2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>636,600</b>	<b>553,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

Cottage #19 LARKSPUR Approved for year-round use July 2023.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2020	LG
MODEL	10		CONDO	LIST	10/20/2011	EST
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
				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
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				

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