

Key: 6999

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.443

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
PRIMROSE 22 LLC 4 LECLAIR DRIVE HINGHAM, MA 02043						13-22-22			276 SHORE RD			
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
						PRIMROSE 22 LLC			04/30/2015	O	399,000	()
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	%
15-290	11/19/2015	3	REPAIR/REMOD	50,000	05/03/2018	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
08-060	03/26/2008	90	BP NVC	35,000	04/24/2009	FC	100	100

LAND

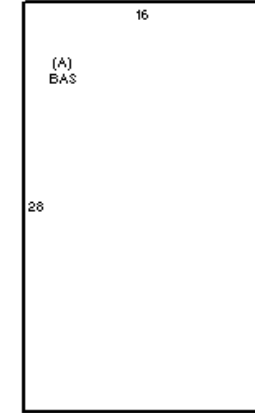
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	DAYS COTTAGES. FY16 CONDO CONVERSION			LAND	0	0
Infl1			BUILDING	686,200	596,900			
Infl2			DETACHED	0	0			
			OTHER	0	0			
TOTAL						686,200	596,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/17/2018





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	LG
MODEL	10		CONDO	LIST	5/3/2018	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%]			

BLDG COMMENTS
 Cottage #22 Primrose. Approved for year-round use July 2023. Rinnai heater. Two rooms w/beds, however walk through 1st BR to get to 2nd BR.

G

YEAR BLT	1931	SIZE ADJ	1.055	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	779,767
NET AREA	448	DETAIL ADJ	1.702	COMPLEX	48	DAYS COTTAGES	1.30	A	BAS	L	BASE CONDO AREA	448	1931	1,735.86	777,667	CONDITION ELEM CD	
\$NLA(RCN)	\$1,741	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00									EXTERIOR	A
				BASEMENT	5	NO BASEMENT	1.00									INTERIOR	V
				HEATING	12	OTHER	1.00									KITCHEN	U
				FUEL SOURCE	2	GAS	1.00									BATHS	U
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35										
CAPACITY		UNITS	ADJ														
STORIES(FAR)	1	1.00															
ROOMS	4	1.00															
BEDROOMS	1	.97															
BATHROOMS	1	1.00															
FIXTURES	3	\$2,100															
PCT COMM INT	4.54	1.00															
																EFF.YR/AGE	1983 / 39
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$686,200