**Key: 7016**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,456

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| M J M TRURO LLC<br>PO BOX 1367<br>PROVINCETOWN, MA 02657 | 36-89-B | 8-B HIGHLAND RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| M J M TRURO LLC | 05/12/2010 | QS | 625,000 | 24546-134 |
| STEARNS REALTY LLC | 01/04/2008 | 99 | | 22585-8 |
| HIGHLAND ROAD NOM TR | 01/12/1999 | F | | 11986-045 |

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

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| SS2016-2 | 12/31/2014 | 50 | SPLIT SUB | | 07/23/2015 | ER | 100 | 100 |
| 11-001 | 01/04/2011 | 3 | REPAIR/REMOD | 2,000 | 06/12/2014 | RJM | 100 | 100 |
| 94-004 | 01/24/1994 | 11 | COMMERCIAL | 250,000 | 06/30/1994 | | 100 | 100 |

## LAND

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

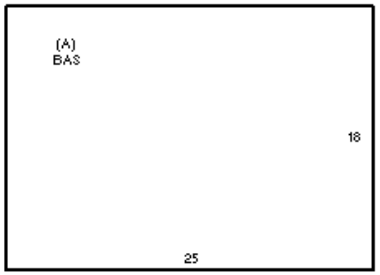
| TOTAL | SF | ZONING | GTC | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | FY16 CONDO CONV - WAS 36/89 NOW 36/89 A-E.<br>DECK=COMMON AREA. | | |
| Infl1 | | | | | |
| Infl2 | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 366,400 | 318,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **366,400** | **318,900** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 12/30/2013




## 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 | 6/8/2015 | FC |
| LIST | 10/25/2011 | DF |
| REVIEW | 11/15/2011 | DF |

BLDG COMMENTS

DEEDED SF=446 UNIT B- LEFT REAR(2ND LEVEL)

| | | | |
|---|---|---|---|
| YEAR BLT | 1994 | SIZE ADJ | 1.050 |
| NET AREA | 450 | DETAIL ADJ | 0.935 |
| $NLA(RCN) | $895 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1 | 1.00 |
| ROOMS | 1 | 1.00 |
| BEDROOMS | 1 | .97 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 3 | $2,100 |
| PCT COMM INT | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 49 | 8 HIGHLAND RD | 1.00 |
| CONDO STYLE | 8 | FLAT | 0.95 |
| BASEMENT | 5 | NO BASEMENT | 1.00 |
| HEATING | 9 | WARM/COOL AIR | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| PLUMBING | 1 | STANDARD | 1.00 |
| VIEW/LOC | 3 | AVG | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE CONDO AREA | 450 | 1994 | 890.14 | 400,561 |

| TOTAL RCN | 402,661 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1994 / 28 |
| COND | 9 9 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 9 % GD 91 |
| RCNLD | $366,400 |