Key: 7154

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,482

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COTUGNO CHRISTEN M PO BOX 1678 PROVINCETOWN, MA 02657	32-15-3	121 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COTUGNO CHRISTEN M	01/07/2019	QS	193,000	(C414-3)
R & S REALTY TRUST	05/30/2014	QS	925,000	(203528)
SOUTH WIND COURT REAL EST	12/31/2000	99		(131653+)

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

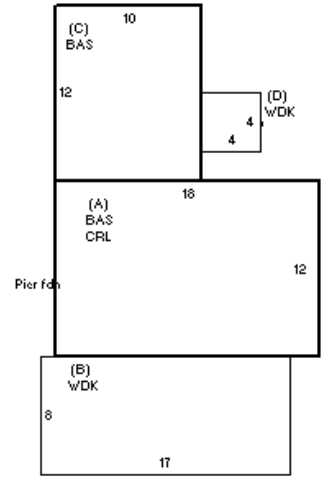
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS18-4		51	CONDO CONV		03/24/2017	CF	0	0
15-109	05/07/2015	2	ADDITION	16,000	06/25/2015	RJM	100	100
14-131	06/10/2014	90	BP NVC	5,000	06/25/2015	RJM	100	100
10-250	12/06/2010	90	BP NVC	15,000	06/11/2014	RJM	100	100

LAND

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

TOTAL	SF	ZONING	L6A	FRNT	0
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	271,900	236,700
DETACHED	0	0
OTHER	0	0
TOTAL	**271,900**	**236,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/03/2017

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	4/3/2017	LG
LIST	10/7/2011	MR
REVIEW	3/23/2017	CF

BLDG COMMENTS

Southwind Court Condos Cottage #3 (Cold Storage)

YEAR BLT	1950	SIZE ADJ	1.165
NET AREA	336	DETAIL ADJ	0.855
$NLA(RCN)	$1,012	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	10	1.00
ROOMS	1	1.00
BEDROOMS	1	.97
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	9.4	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	53	SOUTHWIND CT	0.90
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	4	CRAWL	1.00
HEATING	5	ELECTRIC	0.98
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	216		18.20	3,931
+	WDK	N	ATT WOOD DECK	152		36.50	5,548
+	BAS	L	BASE CONDO AREA	336	1950	977.21	328,341

TOTAL RCN 339,920

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 $271,900