

Key: 7157

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.485

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
P&J TRURO REALTY, LLC RES AGT: JAMES SPINALE 151 WINTER ST NORWELL, MA 02061				32-15-6				121 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
P&J TRURO REALTY, LLC				11/23/2021	QS	175,000		(C414-6)			
BIRBECK ROBERT & KARIN				08/24/2017	QS	140,000		(C414-6)			
R & S REALTY TRUST				05/30/2014	QS	925,000		(203528)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-174	05/17/2018	2	ADDITION	15,000	07/13/2018	LG	100	100
SS18-4		51	CONDO CONV		03/24/2017	CF	0	0
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

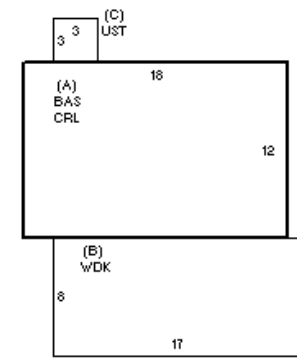
TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Infl1			BUILDING	203,500	177,100			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	203,500	177,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/25/2019



BLDG COMMENTS
Southwind Court Condos Cottage #6 (Corn Hill)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/3/2017	LG
MODEL	10		CONDO	LIST	10/7/2011	MR
STYLE	1	1.00	CONDO [100%]	REVIEW	3/23/2017	CF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1950	SIZE ADJ	1.285	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	254,337																					
NET AREA	216	DETAIL ADJ	0.855	COMPLEX	53	SOUTHWIND CT	0.90	A	CRL	N	CRAWL	216		18.20	3,931																							
\$NLA(RCN)	\$1,177	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	A	BAS	L	BASE CONDO AREA	216	1950	1,124.48	242,887																							
				BASEMENT	4	CRAWL	1.00	B	WDK	N	ATT WOOD DECK	136		36.50	4,964																							
				HEATING	5	ELECTRIC	0.98	C	UST	N	UTILITY STORAGE	9		50.56	455																							
				FUEL SOURCE	3	ELECTRIC	1.00																															
				PLUMBING	1	STANDARD	1.00																															
				VIEW/LOC	3	AVG	1.00																															
				<table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A									
CONDITION ELEM	CD																																					
EXTERIOR	A																																					
INTERIOR	A																																					
KITCHEN	A																																					
BATHS	A																																					
HEAT/ELEC	A																																					
				<table border="1"> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES(FAR)</td> <td>10</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>1</td> <td>.97</td> </tr> <tr> <td>BATHROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td>3</td> <td>\$2,100</td> </tr> <tr> <td>PCT COMM INT</td> <td>9</td> <td>1.00</td> </tr> </table>														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	1.00
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	1.00																																				
				<table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1960 / 62</td> </tr> <tr> <td>COND</td> <td>20</td> <td>20 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>20</td> <td>% GD 80</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$203,500</td> </tr> </table>														EFF.YR/AGE	1960 / 62		COND	20	20 %	FUNC	0		ECON	0		DEPR	20	% GD 80	RCNLD	\$203,500				
EFF.YR/AGE	1960 / 62																																					
COND	20	20 %																																				
FUNC	0																																					
ECON	0																																					
DEPR	20	% GD 80																																				
RCNLD	\$203,500																																					