

Key: 1012

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 965

LEGAL

CURRENT OWNER							PARCEL ID					LOCATION			
WONG TIN CHEE 39 MELROSE ST BOSTON, MA 02116							36-125-0					2 POND RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)					
WONG TIN CHEE							01/04/2013	S	165,000	27013-85					
AMERICAN HOME MORTGAGE TR							09/04/2012	L	263,500	26645-147					
MARTIN DAVID TRUST							03/24/2011	99	25337-98	25337-98					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.320	11	1.00	1	414,115	1.85	1	1.00	R04	1.15	244,730			
350	A	0.210	11	1.00	1	6,900	1.00	1	1.00	TWP	1.00	1,450			

LAND

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE ACREAGE ADJ FY05 PER 1986 PLAN.				LAND	246,200	214,100
Inf1	NO ADJ		BUILDING	503,400	433,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>749,600</b>	<b>647,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

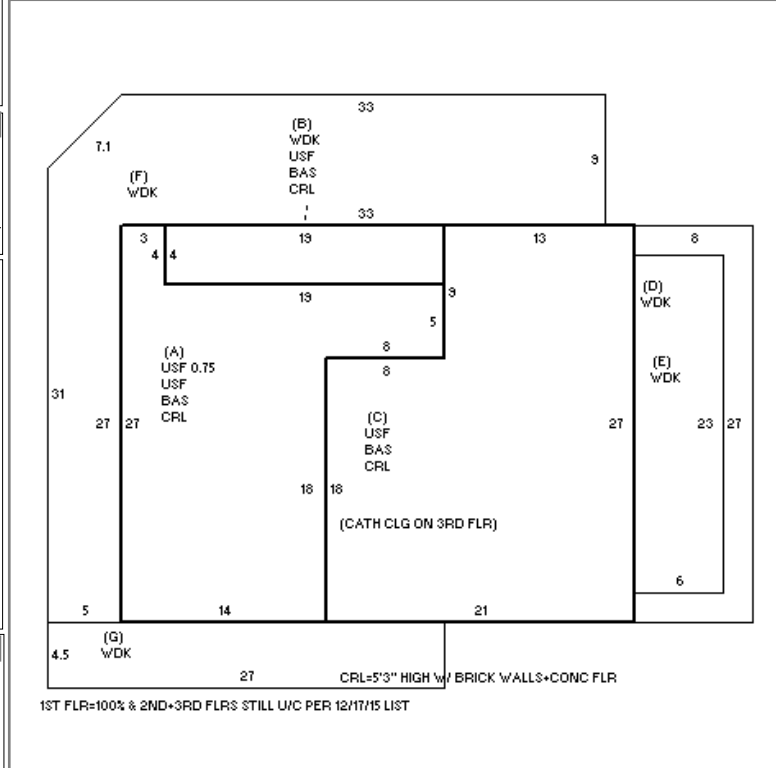


BLDG COMMENTS  
BLDG=2-FAMILY HOME PER 2/25/13 ZBA DECISION IN CASE#2013-002. 1 APT ON 1ST FLR+1 APT ON 2ND/3RD FLR. HAS MINI-SPLIT UNITS (TOTAL=7) FOR HEAT+A/C ON ALL 3 FLRS.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/6/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/13/2016	LG
STYLE	11	0.90	DUPLEX/ROW [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-229	08/23/2017	9	DECK	950	01/10/2020	LG	100	100
14-270	12/18/2014	10	ALL OTHERS	18,000	12/06/2016	FC	100	100
13-207	08/27/2013	4	REHAB	150,000	12/06/2016	LG	100	100
13-039	02/27/2013	10	ALL OTHERS		12/20/2013	FC	100	100
91-063	06/19/1991	10	ALL OTHERS	950	12/31/1991		100	100



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YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	572,096
NET AREA	2,171	DETAIL ADJ	1.005	FOUNDATION	5	OTHER	1.00	+	CRL	N	CRAWL SPACE	945		30.26	28,599	CONDITION ELEM	CD
\$NLA(RCN)	\$264	OVERALL	0.836	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	945	1800	253.94	239,973		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	731	1800	190.79	139,467		
STORIES(FAR)	2.45		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	USF	L	UP-STRY FIN	495	1800	190.79	94,441		
ROOMS	9		1.00	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,017		37.68	38,323		
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	138		50.24	6,934			
BATHROOMS	4.5		1.00	HEATING/COOLING	7	FL./WALL FURN.	0.98	KIT	O	XTRA KITCHEN	1		13,859.20	13,859			
FIXTURES	15	\$10,500		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	2		.95														
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$503,400