

Key: 1031

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 985

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
WESTPHAL CHRISTINE & WHEELER SUSAN 31 HURD RD BROOKLINE, MA 02445		36-145-0	7 PROFESSIONAL HGTS RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		04/30/2013 12/30/1986	O 99	225,000	27337-70 5485-300	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-130	05/31/2013	10	CHECK DATA ALL OTHERS	20,000	10/06/2014 11/06/2013	FC FC	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	11	1.00	1	1.00	1	1.00	R03	1.00		246,800

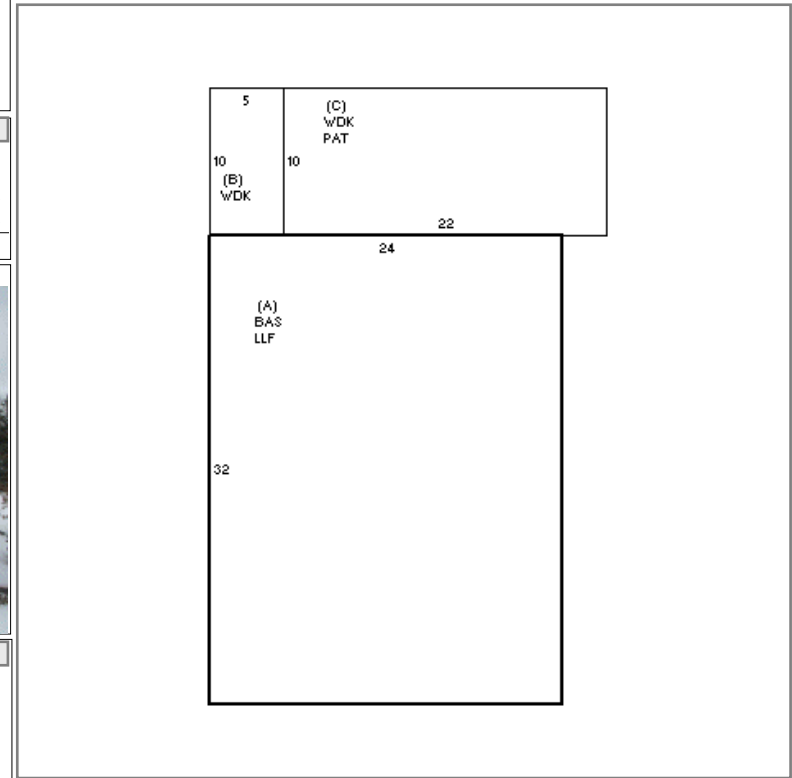
TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	246,800	214,600	BUILDING	295,000	250,500
Inf1	NO ADJ		DETACHED	2,200	2,100	OTHER	0	0
Inf2	NO ADJ		TOTAL	544,000	467,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 8*16	2013	128	18.89	2,200



BLDG COMMENTS
LLF=FAM RM+2BR+FULL BATH/LAUNDRY.
FLOORS=PLYWOOD ON 1ST FLR, CONCRETE IN BSMT.

BUILDING	CD	ADJ	DESC	MEASURE	2/2/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	JC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.020
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$282	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$4,900	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	768	1971	214.60	164,811
A	BAS	L	BAS AREA	768	1971	319.13	245,089
+	WDK	N	ATT WOOD DECK	270		56.83	15,343
C	PAT	N	PATIO	220		16.55	3,640
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	433,783
CONDITION ELEM	CD
EFF.YR/AGE	1979 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$295,000