

Key: 1071

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.030

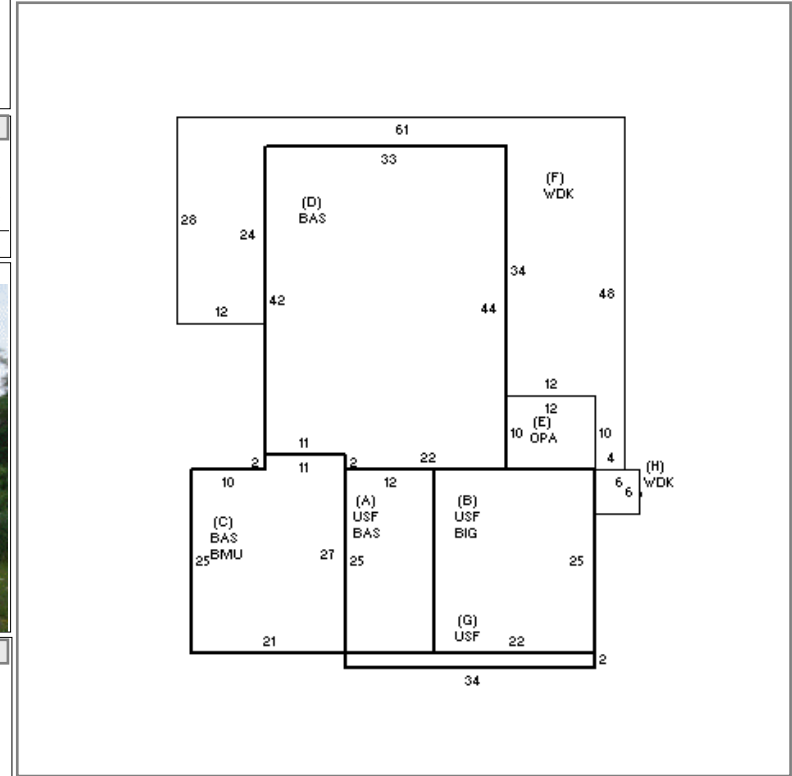
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CURRENT OWNER				PARCEL ID				LOCATION				
LUSTER CALEB M PO BOX 1118 NO TRURO, MA 02652				36-185-0				49 HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LUSTER CALEB M				01/12/2021	U	900,000	33675-86					
PACKARD MICHAEL				04/24/2014	F	1	28103-220					
PACKARD MICHAEL G & ANNE				07/31/2009	S	495,000	23934-182					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.735 16	1.00	1	1.00	1	1.00	1	1.00	SR2	1.60	439,270

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 %
21-182	05/19/2021	3	REPAIR/REMOD	4,500	08/03/2021	LG	100 100
19-008X	01/08/2019	4	REHAB	4,600	04/02/2019	LG	100 100
06-078	04/13/2006	2	ADDITION	225,000	05/12/2008	JH	100 100

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TOTAL	32,000 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE 1/12/2021 SF chng per Deed 33675-86.	LAND		439,300	381,900		
Inf1	NO ADJ		BUILDING		818,800	664,800		
Inf2	NO ADJ		DETACHED		0	0		
			OTHER		0	0		
TOTAL					1,258,100	1,046,700		



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	6/19/2014	FC
MODEL	1		RESIDENTIAL	LIST	6/19/2014	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,195	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$366	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	8	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	11	\$7,700		FUEL SOURCE	1	OIL	1.00
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	847	1956	321.79	272,558
B	BIG	N	BUILT-IN GARAGE	550		87.01	47,855
C	BMU	N	BSMT UNFINISHED	547		93.90	51,366
D	BAS	L	BAS AREA	1,430	2006	321.79	460,164
E	OPA	N	OPEN PORCH	120		89.66	10,760
+	WDK	N	ATT WOOD DECK	1,152		51.82	59,691
+	USF	L	UP-STRY FIN	918	1956	269.29	247,204
	F11	O	FPL 1S 1OP	1		12,453.00	12,453

TOTAL RCN	1,169,752
CONDITION ELEM CD	
EFF.YR/AGE 1991 / 31	
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$818,800