Key: 1152

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.130

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JACOBS FREDERICK D & JACOBS JENNIFER WILE 10 AUBURN ST CLINTON, MA 01510	39-17-0	10 BAY VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JACOBS FREDERICK D &	03/23/1995	N	50,000	9597-234

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	%

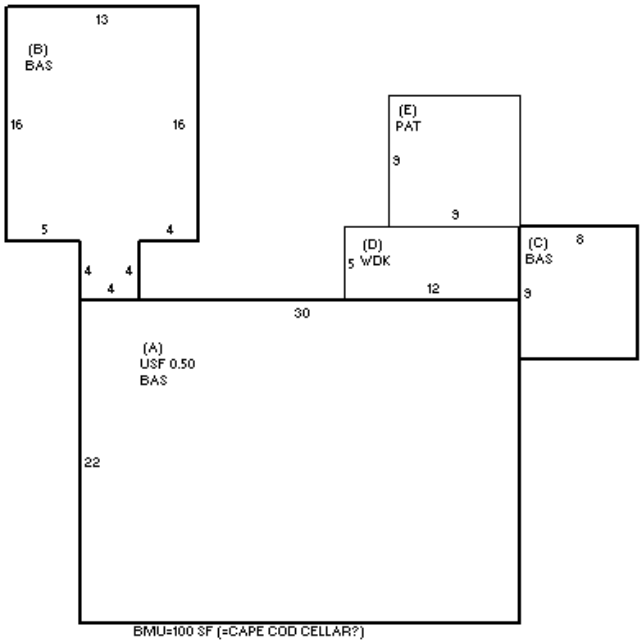
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	11 1.00	1 1.00	1 1.00	522,145	1.21	1 1.00	R06 1.45			372,020

TOTAL	25,700 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	372,000	323,500
BUILDING	260,600	224,800
DETACHED	800	700
OTHER	0	0
TOTAL	**633,400**	**549,000**

EXT HAS DEFERRED MAINTENANCE ($HINGLES+WINDOWS) PER 3/2018 MEAS



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8*8		64	16.47	800

PHOTO 09/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/6/2018	LG
LIST	9/6/2018	REF
REVIEW	11/15/2010	MR

YEAR BLT	1860	SIZE ADJ	1.030
NET AREA	1,286	DETAIL ADJ	1.000
$NLA(RCN)	$349	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	956	1860	353.54	337,986
A	USF	L	UP-STRY FIN	330	1860	279.68	92,294
D	WDK	N	ATT WOOD DECK	60		90.94	5,456
E	PAT	N	PATIO	81		23.42	1,897
	BMU	N	BSMT UNFINISHED	100		95.08	9,508

TOTAL RCN	449,241

CONDITION ELEM	CD

EFF.YR/AGE	1970 / 52	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$260,600