

Key: 1179

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.164

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DIEMER LORRAINE & FLYNN JOHN G 9 SO CEDAR PARK MELROSE, MA 02176-3006		39-47-0		4 BAY VIEW WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DIEMER LORRAINE & FLYNN J		02/24/2012	O	505,000	26105-164
BUTLER MARSHA W &		11/07/2011	99		25819-342
SHARROCK VIRGINIA B TRUST		10/17/2011	99		7834-305+

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 %
18-319	09/18/2018	9	DECK	50,000	09/03/2019	LG	100 100
12-190	08/09/2012	2	ADDITION	150,320	08/07/2013	FC	100 100
12-158	06/26/2012	90	BP NVC	20,000	10/25/2012	FC	100 100
12-098	04/13/2012	2	ADDITION	100,000			100 100
12-074	03/22/2012	3	REPAIR/REMOD	16,000	10/25/2012	FC	100 100

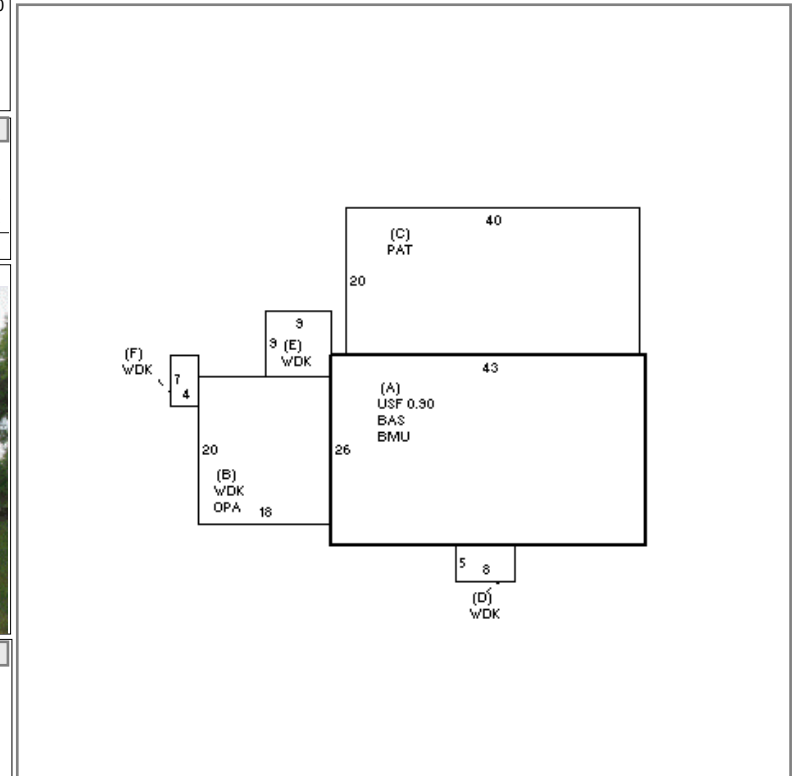
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R06	1.45		404,660
300	A	0.185	11	1.00	1	1.00	1	1.00	R06	1.45		7,380

TOTAL	41,818 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	412,000	358,300
Inf1	NO ADJ		BUILDING	643,500	552,400			
Inf2	NO ADJ		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	1,056,600	911,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 A	0.75 10*10		100	14.82	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2021	LG
MODEL	1		RESIDENTIAL	LIST	6/23/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
6/23/2021 Owner confirmed interior data via phone (C-19). Heat & a/c mini-splits.

G

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	748,247
NET AREA	2,124	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,118		72.45	80,999		
\$NLA(RCN)	\$352	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,118	1968	318.94	356,579		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,006	2013	243.43	244,893		
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	360		69.62	25,061		
				FLOOR COVER	1	HARDWOOD	1.00	C	PAT	N	PATIO	800		13.78	11,025		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	509		47.33	24,090		
				HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	3	ELECTRIC	1.00										
																CONDITION ELEM	CD
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$643,500