Key: 1191

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,177

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARJON CAPE REALTY TRUST TRS: SAMELLAS JOHN G 53 GRAY CLIFF RD NEWTON CTR, MA 02459	39-59-0	37 BAY VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARJON CAPE REALTY TRUST	06/15/1989	99		6772-225+
MARJON CAPE REALTY TR THE	06/15/1989	99		6772-219

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	%
21-132X	04/23/2021	4	REHAB		08/20/2021	LG	100	100

LAND

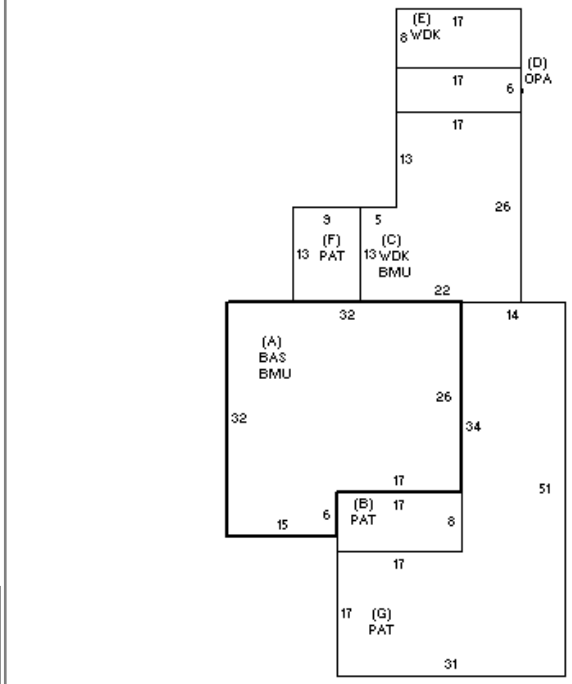
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.710	11 1.00	1 1.00	1 1.00	2,520,700	1.06	1 1.00	WF2 7.00			1,901,370

TOTAL	30,928 SF	ZONING	RES	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,901,400	1,653,200
BUILDING	253,400	218,700
DETACHED	200	100
OTHER	0	0
TOTAL	**2,155,000**	**1,872,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV 1.00	SV 1.00			1	0.00	
PTD	A 1.00	A 0.75	9*10		90	2.30	200

PHOTO 08/10/2009

BLDG COMMENTS

BUILDING

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

MEASURE	7/9/2018	LG
LIST	7/9/2018	LG
REVIEW	11/15/2010	MR

YEAR BLT	1950	SIZE ADJ	1.050
NET AREA	922	DETAIL ADJ	1.000
$NLA(RCN)	$466	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
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	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,429		62.80	89,744
A	BAS	L	BAS AREA	922	1950	296.62	273,482
+	PAT	N	PATIO	1,256		12.82	16,098
D	OPA	N	OPEN PORCH	102		76.17	7,769
+	WDK	N	ATT WOOD DECK	643		44.02	28,302
	F11	O	FPL 1S 1OP	1		10,578.40	10,578
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	429,473

CONDITION ELEM	CD

EFF.YR/AGE	1971 / 51	
COND	41	41 %
FUNC	0	
ECON	0	
DEPR	41	% GD 59
RCNLD		$253,400