

Key: 1208

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.192

LEGAL

LAND

DETAILED

BUILDING

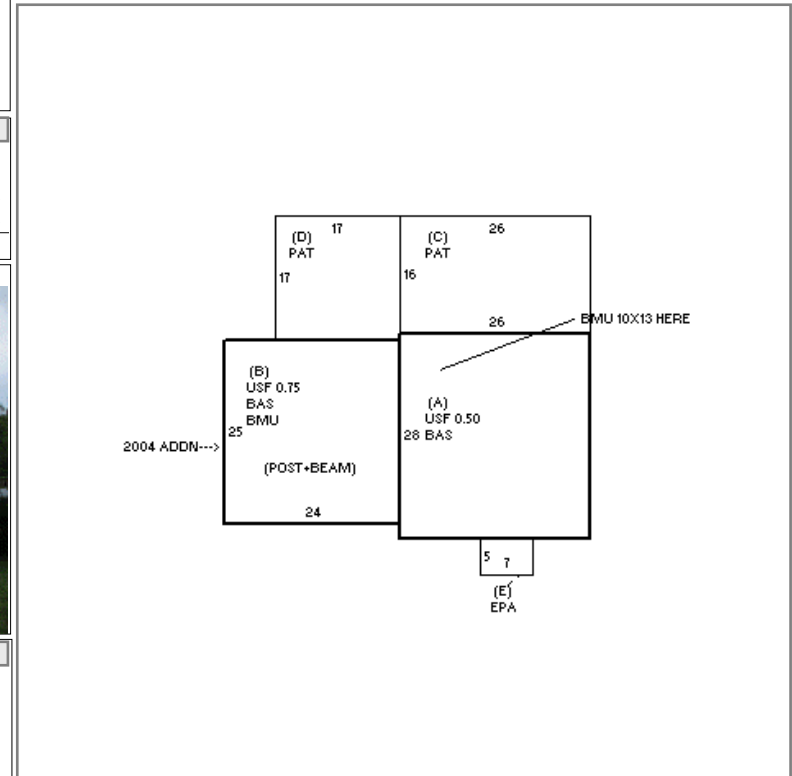
CURRENT OWNER				PARCEL ID				LOCATION			
BYRNE JAMES M & LAUREN T PO BOX 659 N TRURO, MA 02652				39-79-0				11 FRANCIS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BYRNE JAMES M & LAUREN T				08/23/2019	QS	479,900	32242-244				
SOROCHINSKI SANDRA B &				05/07/2004	99		18560-325				
SOROCHINSKI SANDRA B				06/30/1993	QS	104,000	8654-217				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2023		35	RES EXEMPT		04/13/2023			0 0
21-453	12/14/2021	7	GARAGE	75,000	12/15/2022	LG	30	30
21-228	06/28/2021	2	ADDITION	350,000	08/31/2021	LG	100	100
04-136	08/17/2004	2	ADDITION	100,000	08/28/2006	WL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.642	11	1.00	1	1.00	1	1.00	R03	1.00		263,320

TOTAL	27,971 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE 8/23/19 Chng in SF per deed. HTB IN REAR OF SFR.				LAND	263,300	229,000
Infl1	NO ADJ		LAND	510,100	439,100			
Infl2	NO ADJ		DETACHED	5,600	5,400			
			OTHER	41,500	0			
					TOTAL	820,500	673,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 12*16		192	18.34	2,600
HTB	A	1.00 A	0.75		1	2,730.40	2,000
SHM	A	1.00 A	0.75 8*10		80	16.05	1,000



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/9/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	750,168
NET AREA	2,142	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	728	1880	336.87	245,242	CONDITION ELEM	CD
\$NLA(RCN)	\$350	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	364	1880	262.37	95,501		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	600		91.49	54,896		
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	600	2004	336.87	202,123			
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	450	2004	262.37	118,065			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	705		14.70	10,363			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	E	EPA	N	ENCL PORCH	35		225.25	7,884			
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00		BMU	N	BSMT UNFINISHED	130		91.50	11,894			
UNITS	1	1.00															
																EFF.YR/AGE	1982 / 40
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$510,100

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PO BOX 659				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
N TRURO, MA 02652											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

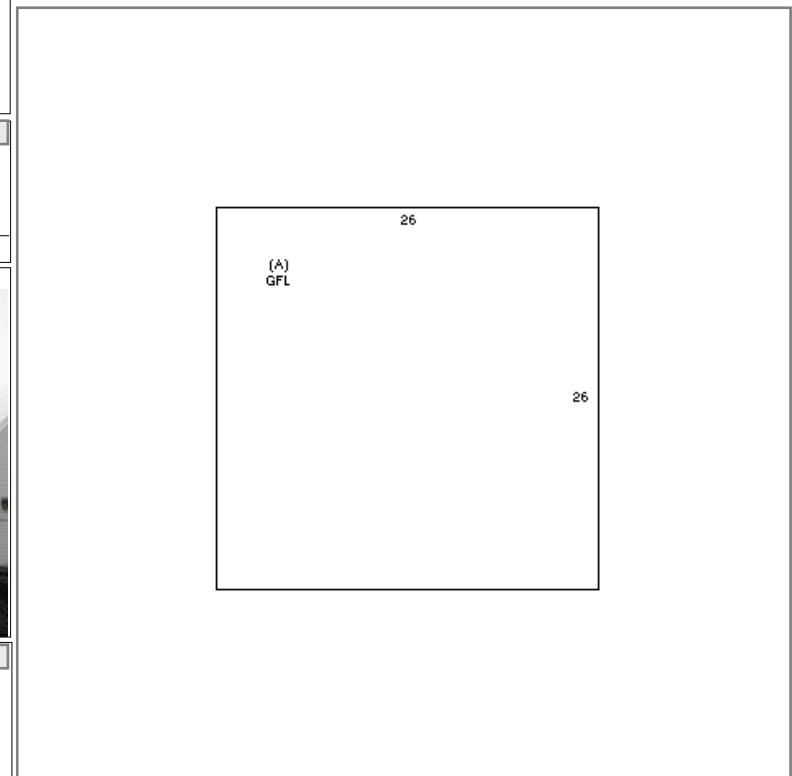
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	41,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/15/2022	LG
STYLE	0	1.00	[100%]	REVIEW		
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

BLDG COMMENTS
Utility sink.

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	0	DETAIL ADJ	1.000
\$NLA(RCN)	\$0	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		2	1.00
BEDROOMS		0	1.00
BATHROOMS		1	1.00
FIXTURES		4	\$2,800
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	99	N/A	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	GFL	N	GAR FIN LOFT	676		200.74	135,697

TOTAL RCN	138,497
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	70 UC
ECON	0
DEPR	70 % GD 30
RCNLD	\$41,500