

Key: 1228

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.215

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BRANSON RICHARD P & KEEFE EDWARD P 143 WHITCOMB AVE BOSTON, MA 02130		39-100-0		3 AVOCET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRANSON RICHARD P & BRANSON RICHARD P & BRANSON RICHARD P & KEEFE		08/22/1995	N	221,100	9807-205
		08/22/1995	99		5802-025
		08/22/1995	N	221,100	(138047)

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	%
16-245	10/18/2016	3	REPAIR/REMOD	120,000	12/28/2016	LG	100	100

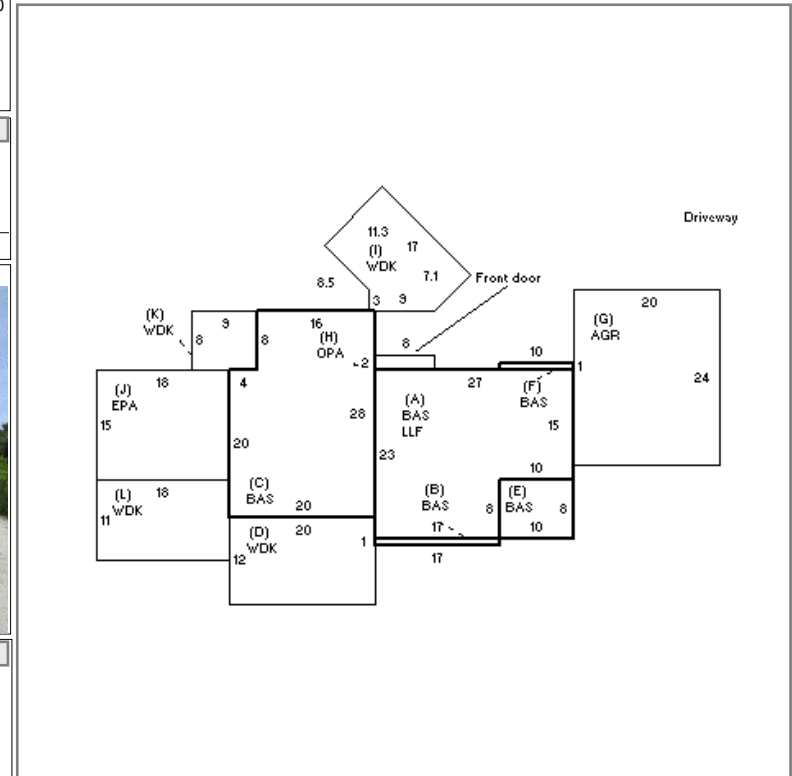
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1.00	1	1.00	1.00	V5	1.75	488,390
300	A	0.072	11A	1.00	1	1.00	1	1.00	1.00	V5	1.75	3,470

TOTAL	36,883 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE PL BK320 PG 45 Lot 15A	LAND	491,900	427,700			
Inf1	NO ADJ		BUILDING	587,900	483,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,079,800	911,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2018	LG
MODEL	1		RESIDENTIAL	LIST	12/27/2018	JN
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY11 CHGS PER 8/09 M+L. LLF=2BR+FULL BATH.

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YEAR BLT	1985	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	773,513		
NET AREA	1,717	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	541	1985	273.42	147,918	CONDITION ELEM	CD		
\$NLA(RCN)	\$451	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,176	1985	399.06	469,297				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	698		59.22	41,334				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	G	AGR	N	ATTACHED GARAGE	480		124.13	59,582				
				FLOOR COVER	3	W/W CARPET	1.00	H	OPA	N	OPEN PORCH	16		184.42	2,951				
				INT. FINISH	2	DRYWALL	1.00	J	EPA	N	ENCL PORCH	270		164.00	44,279				
				HEATING/COOLING	2	HOT WATER	1.02	MST	O	MASONRY STACK	1		3,953.10	3,953					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER			0.00						
																		EFF.YR/AGE	1998 / 24
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$587,900