**Key: 1232**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,219

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **6 PRIEST ROAD REALTY TRUST**<br>**TRS: SMALL KATHERINE CURRIER**<br>**11 WESTWOOD RD**<br>**WELLESLEY, MA 02482** | **39-104-0** | **6 PRIEST RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| 6 PRIEST ROAD REALTY TRUS | 12/18/2008 | 99 | | 23322-255 |
| SMALL PARKER A JR & NATAL | 01/22/1987 | 99 | | 5530-184 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

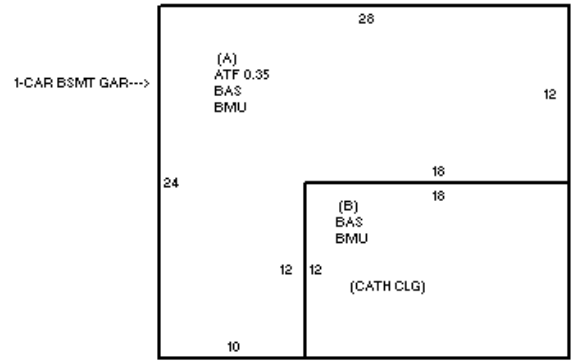
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.775 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | 360,100 | 1.00 | 1 | 1.00 | R03 | 1.00 | | | 279,080 |
| 300 | A | 0.255 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | 27,500 | 1.00 | 1 | 1.00 | R03 | 1.00 | | | 7,010 |

| TOTAL | 1.030 Acres | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NORTH TRURO | NOTE | NO VIEW FROM GROUND PER 8/09 MEAS.<br>FY11=DELETED VW PER FIELD REV. | | |
| Infl1 | NO ADJ | | | | |
| Infl2 | NO ADJ | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 286,100 | 248,700 |
| BUILDING | 172,900 | 149,400 |
| DETACHED | 200 | 200 |
| OTHER | 0 | 0 |
| TOTAL | **459,200** | **398,300** |




FRONT FACES AWAY FROM STREET

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| PTD | A | 1.00 | A | 0.75 | 8*14 | | 112 | 2.30 | 200 |

PHOTO 11/03/2015

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.90 | COTTAGE/BUNG [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 11/3/2015 | FC |
|---|---|---|
| LIST | 12/15/2015 | FC |
| REVIEW | 11/15/2010 | MR |

BLDG COMMENTS

2ND BATH (UNHEATED) IS IN BSMT & ATF= 2ND FLR LOFT (USED AS BR) PER 12/15/15 LIST.

| YEAR BLT | 1953 | SIZE ADJ | 1.060 |
|---|---|---|---|
| NET AREA | 672 | DETAIL ADJ | 1.005 |
| $NLA(RCN) | $436 | OVERALL | 0.900 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT. FINISH | 3 | WOOD PANEL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 672 | | 72.63 | 48,811 |
| A | BAS | L | BAS AREA | 456 | 1953 | 289.78 | 132,141 |
| A | ATF | N | FINISHED ATTIC | 160 | | 149.87 | 23,980 |
| B | BAS | L | BAS AREA | 216 | 1953 | 289.78 | 62,593 |
| | BMG | O | BSMT GARAGE | 1 | | 6,889.80 | 6,890 |
| | F21 | O | FPL 2S 1OP | 1 | | 14,353.90 | 14,354 |

| TOTAL RCN | 292,968 |
|---|---|
| CONDITION ELEM | CD |

| EFF.YR/AGE | 1971 / 51 | |
|---|---|---|
| COND | 41 | 41 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 41 | % GD 59 |
| RCNLD | | $172,900 |