Key: 1240

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,228

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NOVELLINE ROBERT A 400 STUART ST UNIT 28C BOSTON, MA 02116	39-113-0	24 TURNSTONE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NOVELLINE ROBERT A	10/17/1983	99		(93856)

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	%
13-276	10/30/2013	90	BP NVC	10,000	12/20/2013	FC	100	100
96-044	04/02/1996	2	ADDITION	32,500	06/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1.00	1	1.00	828,230	1.00	1	1.00	V10	2.30			641,880
300	A	2.495	11A	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V10	2.30			157,810

TOTAL	3.270 Acres	ZONING	RES	FRNT	0

Nbhd	SHEARWATER
Infl1	NO ADJ
Infl2	NO ADJ

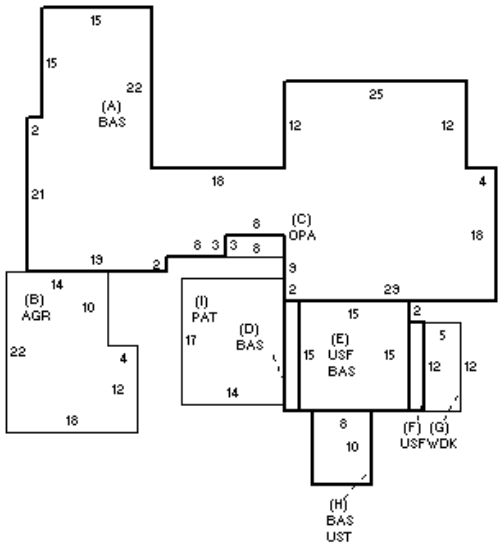
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	799,700	695,300
BUILDING	793,700	648,400
DETACHED	10,400	10,000
OTHER	0	0
TOTAL	**1,603,800**	**1,353,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A	0.75	14*16		224	2.30	400
SPV	A	1.00	A	0.75	16*38		608	17.51	8,000
HTB	A	1.00	A	0.75			1	2,730.40	2,000

PHOTO 05/07/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/7/2018	LG
LIST	5/11/2018	LG
REVIEW	3/12/2013	BE

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,184	DETAIL ADJ	1.000
$NLA(RCN)	$527	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,935	1985	445.21	861,477
B	AGR	N	ATTACHED GARAGE	356		150.40	53,544
C	OPA	N	OPEN PORCH	24		214.20	5,141
+	USF	L	UP-STRY FIN	249	1985	366.57	91,275
G	WDK	N	ATT WOOD DECK	60		119.19	7,152
H	UST	N	UTILITY STORAGE	80		165.36	13,229
I	PAT	N	PATIO	238		24.03	5,719
	UST	N	UTILITY STORAGE	74		165.37	12,238
	WDK	N	ATT WOOD DECK	1,324		68.76	91,040
	MST	O	MASONRY STACK	1		4,590.20	4,590
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,150,305

CONDITION ELEM	CD

EFF.YR/AGE	1985 / 37		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$793,700		