

Key: 1244

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.232

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BECKER DONALD L 4 ELLERY ROAD WALTHAM, MA 02453				39-117-0				13 TURNSTONE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BECKER DONALD L				05/15/2007	99		(147287+)				
BECKER DONALD L &				01/23/1998	QS	350,000	(147287)				

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	%
22-305X	08/01/2022	4	REHAB	10,000	12/07/2022	LG	100	100
19-112X	04/29/2019	90	BP NVC	900	11/19/2019	LG	100	100
17-225	08/21/2017	80	SOLAR TAXABL	28,434	05/04/2018	LG	100	100
96-136	09/01/1996	7	GARAGE	24,000	06/01/1997		100	100

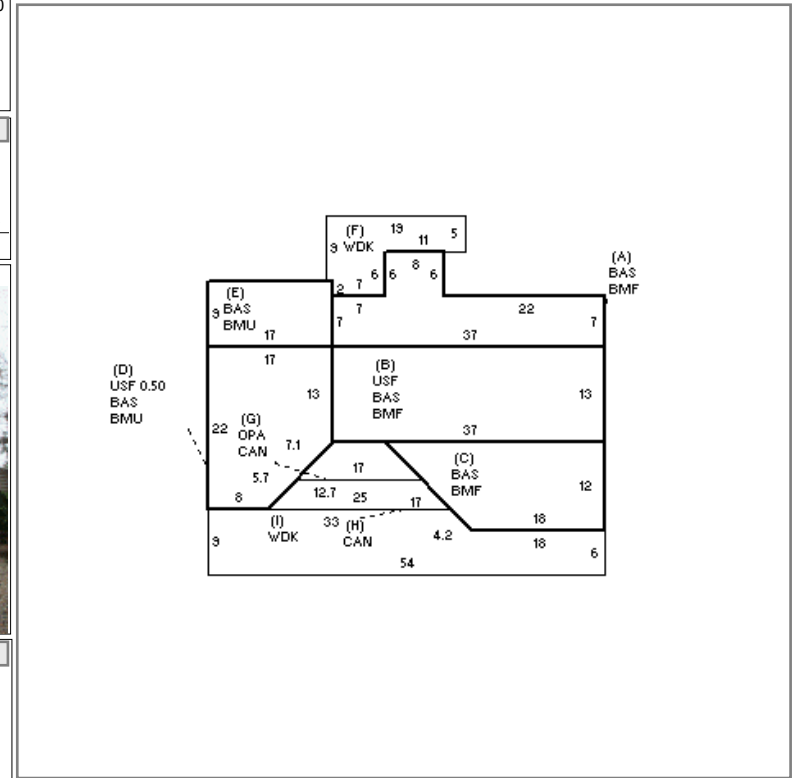
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1.00	1	1.00	V8	2.30		641,880
300	A	0.165	11A	1.00	1	1.00	1	1.00	V8	2.30		10,440

TOTAL	40,946 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	652,300	567,200
Inf1	NO ADJ		BUILDING	764,600	615,300			
Inf2	NO ADJ		DETACHED	34,300	32,700			
			OTHER	0	0			
						TOTAL	1,451,200	1,215,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	E 1.00 26*28	1996	728	47.10	34,300



BLDG COMMENTS
Minisplits (3)



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2018	LG
MODEL	1		RESIDENTIAL			
STYLE	8	1.10	CONTEMPORARY [100%]	LIST	5/4/2018	LG
QUALITY	+	1.15	GOOD-AVE+ [100%]	REVIEW	4/7/2021	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,108,170
NET AREA	2,211	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,076		156.82	168,739	CONDITION ELEM	CD
\$NLA(RCN)	\$501	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,563	1985	386.99	604,867		
				ROOF SHAPE	7	OTHER	1.00	+	USF	L	UP-STRY FIN	648	1985	307.55	199,294		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	487		106.16	51,698		
				FLOOR COVER	4	TILE	1.00	+	WDK	N	ATT WOOD DECK	569		58.58	33,330		
				INT. FINISH	2	DRYWALL	1.00	+	CAN	N	CANOPY	144		60.17	8,664		
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	G	OPA	N	OPEN PORCH	60		131.77	7,906		
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		27,372.70	27,373		
									ODS	O	OUT DOOR SHOWER	1		0.00			

EFF. YR/AGE	1985 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$764,600	