

Key: 1246

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.234

LEGAL

LAND

DETACHED

BUILDING

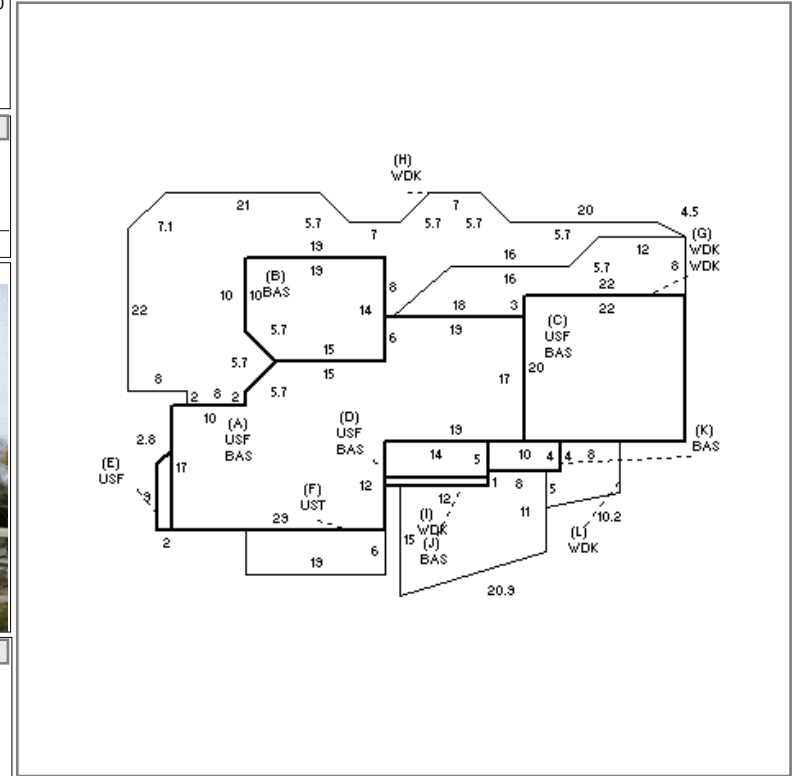
CURRENT OWNER		PARCEL ID		LOCATION	
THROOP GARROW & LECLAIR AMELIA J 12 JENISON ST NEWTONVILLE, MA 02460		39-119-0		5 TURNSTONE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THROOP GARROW & THROOP GARROW &		06/09/2008	99		(186157)
		12/29/1983	99		(94881)

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 %
CYC	05/25/2023	30	CHECK DATA		03/24/2023	LG	100 100
21-225	06/29/2021	80	SOLAR TAXABL	16,600	10/29/2021	LG	100 100
21-213X	06/15/2021	4	REHAB	12,843	10/29/2021	LG	100 100
21-123	04/06/2021	3	REPAIR/REMOD	38,000	03/10/2022	LG	100 100
20-042X	02/14/2020	40	STUDIO	19,500	02/24/2020	LG	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	828,230	1.00	1.00	V8	2.30		641,880
300	A	0.105	11A	1.00	1	63,250	1.00	1.00	V8	2.30		6,640

TOTAL	38,333 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE	LAND	648,500	563,900	BUILDING	975,600	782,500
Inf1	NO ADJ		DETACHED	25,300	24,200	OTHER	0	0
Inf2	NO ADJ		TOTAL	1,649,400	1,370,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	G 0.90 8*14	2014	112	18.89	1,900
WDK	G	1.18	G 0.90 ATT TO ST1 3	2020	18	12.98	200
ST1	G	1.18	E 1.00 12*16	2020	192	112.57	21,600
WDK	G	1.18	G 0.90 ATT ST1 10*1	2020	140	12.98	1,600



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	LG
MODEL	1		RESIDENTIAL	LIST	10/6/2014	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplit. Wood stove in Living Room, Sec B.

YEAR BLT	1985	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,374,064
NET AREA	3,196	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,006	1985	426.89	429,449	CONDITION ELEM	CD
\$NLA(RCN)	\$430	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BAS AREA	258	1985	426.89	110,137		
CAPACITY				STORIES(FAR)		ROOF SHAPE	1.00	C	BAS	L	BAS AREA	440	1998	426.89	187,831		
		UNITS	ADJ	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	USF	L	UP-STRY FIN	440	1998	326.85	143,816		
				FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UP-STRY FIN	70	2015	326.86	22,880		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	942	1985	326.85	307,895		
				HEATING/COOLING	18	MINISPLIT	1.00	F	UST	N	UTILITY STORAGE	114		157.76	17,985		
				FUEL SOURCE	3	ELECTRIC	1.00	+	WDK	N	ATT WOOD DECK	1,672		65.60	109,679		
								K	BAS	L	BAS AREA	40	2015	426.88	17,075		
									GFP	O	GAS FIREPLACE	1		13,138.40	13,138		
									MST	O	MASONRY STACK	1		4,379.00	4,379		
									ODS	O	OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE																1993 / 29	
COND																29 29 %	
FUNC																0	
ECON																0	
DEPR																29 % GD 71	
RCNLD																\$975,600	