

Key: 1311

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.318

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH ROBERT D & TAYLOR MARGARET A 75 KEROUACH RD WELLFLEET, MA 02667				39-190-0				1 FRIENDSHIP WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH ROBERT D & BURGESS PETER LEROY				08/01/2022	U	605,000	35282-3				
				07/16/1985	99		4624-170				

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	%
23-212	05/23/2023	3	REPAIR/REMOD	10,000				0
22-358X	09/14/2022	90	BP NVC	3,000	12/29/2022	LG	100	100
15-155	06/11/2015	90	BP NVC	4,500			100	100
15-128	05/20/2015	9	DECK	4,500	01/07/2016	FC	100	100
10-153	08/03/2010	90	BP NVC	500	04/28/2011	MR	100	100

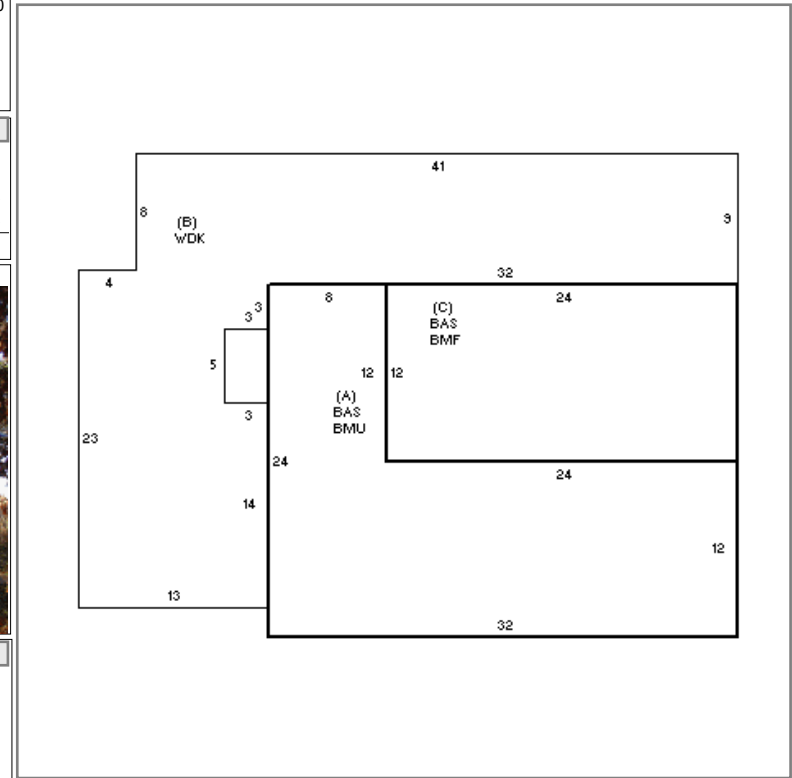
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R04	1.00		279,080
300	A	0.207	12	1.00	1	1.00	1	1.00	R04	1.00		5,690

TOTAL	42,794 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE Plan 680-17	LAND	284,800	247,600			
Inf1	NO ADJ		BUILDING	251,300	216,400			
Inf2	NO ADJ		DETACHED	4,300	4,100			
			OTHER	0	0			
			TOTAL	540,400	468,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A+	0.80 11*12	2009	132	18.89	2,000
SHF	G	1.18 A+	0.80 11*12	2009	132	18.89	2,000
WDK	A	1.00 A	0.75 3*11 ON SHF#		33	11.00	300



BLDG COMMENTS  
BMF=OPEN OFFICE/STORAGE AREA (DRYWALL WALLS+CLG+CARPETED FLR+HEAT+EXT DOOR).



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2015	FC
MODEL	1		RESIDENTIAL	LIST	1/13/2016	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,703
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		87.49	41,995	CONDITION ELEM	CD
\$NLA(RCN)	\$496	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	768	1968	325.32	249,848		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	644		48.27	31,089		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BMF	N	BSMT FINISH	288		153.02	44,068		
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	O	FPL 1S 10P	1		11,602.10	11,602		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1977 / 45													
				COND 34 34 %													
				FUNC 0													
				ECON 0													
				DEPR 34 % GD 66													
				RCNLD \$251,300													