

Key: 1317

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.323

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FRAZIER VIRGINIA PO BOX 1010 NORTH TRURO, MA 02652				39-196-0				4 SO HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRAZIER VIRGINIA				12/11/2007	99		22526-336					
RILEY JOSEPH B JR				06/05/2003	L	325,000	17038-253					
SALOMON BROS MTGE SECURIT				03/07/2002	L	315,461	14901-27					
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	0.225	12	1.00	1	1.00	1	1.00	R04	1.00		6,190

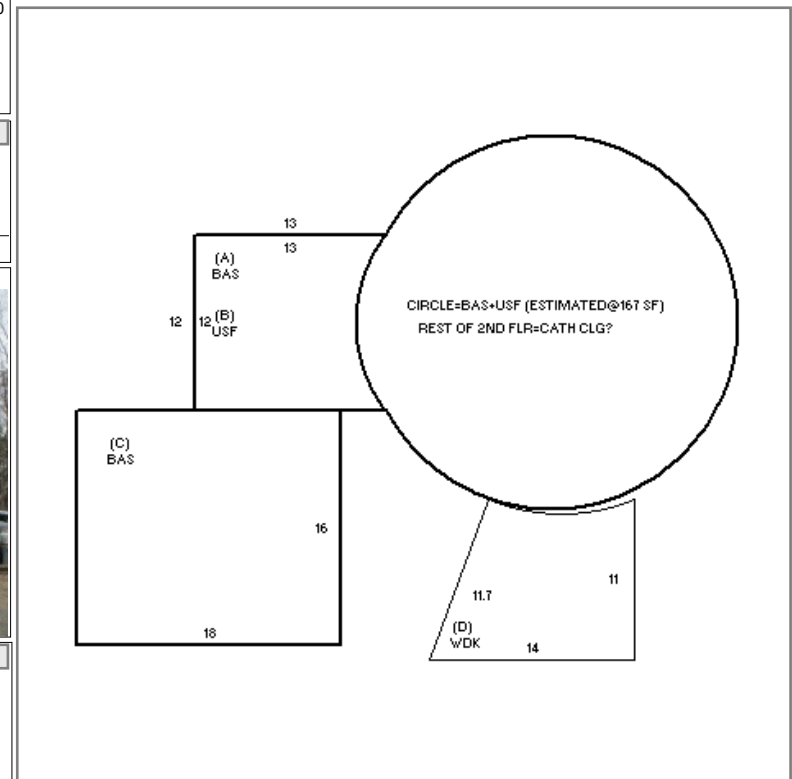
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18-94X	03/22/2018	4	REHAB	30,000	07/05/2018	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
17-006X	01/10/2017	4	REHAB	15,550	01/10/2018	LG	100 100
04-051	04/27/2004	3	REPAIR/REMODO	3,000	05/14/2008	JH	100 100
99-203	11/01/1999	7	GARAGE	1,300	12/31/2002		100 100

TOTAL	43,560 SF	ZONING	RES	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	285,300	248,000
Inf1	NO ADJ		BUILDING	297,300	252,400			
Inf2	NO ADJ		DETACHED	4,800	4,600			
			OTHER	143,100	123,700			
					TOTAL	730,500	628,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
UTB	A	1.00	A 0.75 16*20		320	19.60	4,700
PTD	A	1.00	A 0.75 CIRCULAR		50	2.30	100



BLDG COMMENTS
USF of circular area estimated to be 167 SF.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/22/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,662		
NET AREA	1,250	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	943	1976	344.16	324,539				
\$NLA(RCN)	\$340	OVERALL	1.100	EXT. COVER	10	VERT. BOARD	1.00	B	USF	L	UP-STRY FIN	140	1976	273.62	38,307				
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	ATT WOOD DECK	125		68.10	8,512				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		USF	L	UP-STRY FIN	167	1976	273.62	45,695				
				FLOOR COVER	2	SOFTWOOD	1.00		MST	O	MASONRY STACK	1		3,409.20	3,409				
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1991 / 31
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$297,300

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

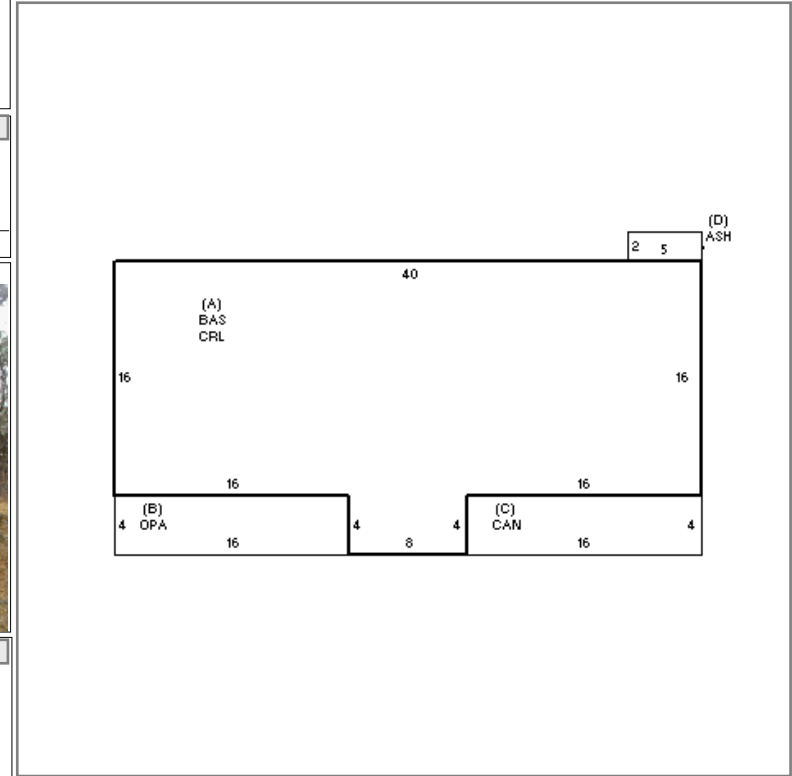
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	113,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/22/2022	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Woodstove, kitchen.

YEAR BLT	1966	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,427
NET AREA	672	DETAIL ADJ	1.020	FOUNDATION	5	OTHER	1.00	A	CRL	N	CRAWL SPACE	672		25.83	17,359	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	0.850	EXT. COVER	10	VERT. BOARD	1.00	A	BAS	L	BAS AREA	672	1966	205.26	137,937		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		68.53	4,386		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	CAN	N	CANOPY	64		31.91	2,042		
ROOMS	0	1.00		FLOOR COVER	7	LAMINATE	1.00	D	ASH	N	ATT SHED	10		28.31	283		
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00		F11	O	FPL 1S 1OP	1		7,320.40	7,320		
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1977 / 45
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$113,100

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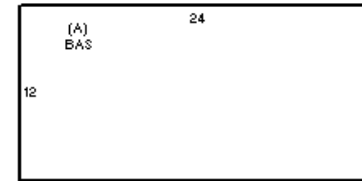
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CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	30,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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MODEL	1		RESIDENTIAL	LIST	2/22/2022	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	56.558
NET AREA	288	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	288	1966	189.09	54,458		
\$NLA(RCN)	\$196	OVERALL	0.830	EXT. COVER	10	VERT. BOARD	1.00										
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	1	1.00		INT. FINISH	4	WALL BOARD	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1966 / 56
																COND	47 47 %
																FUNC	0
																ECON	0
																DEPR	47 % GD 53
																RCNLD	\$30,000