

Key: 1333

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.342

LEG  
AL  
LAND

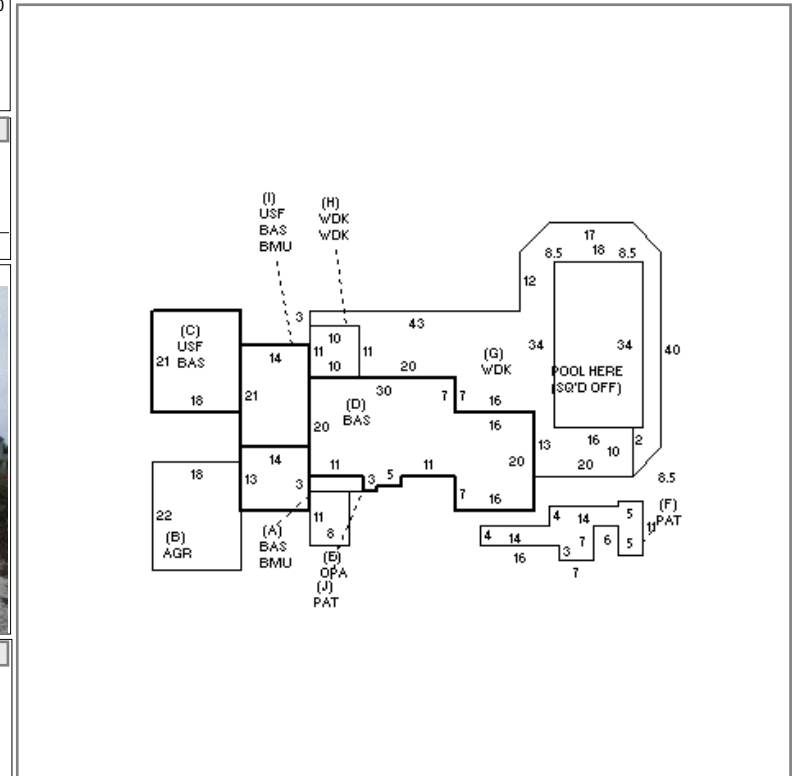
CURRENT OWNER										PARCEL ID			LOCATION		
CURTIS RICHARD L & MARCY J 10 BLUEBERRY HILL RD WESTON, MA 02493										39-212-0			12 AVOCET RD		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
CURTIS RICHARD L & MARCY										10/16/2006	O	1,200,000	(181347)		
NEXON PHILLIP J										05/23/2006	99		(180108)		
NEXON LINDA D										05/22/1981	99		(85540)		

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	%
12-237	12/04/2012	2	ADDITION	150,000	08/30/2013	FC	100	100
06-266	11/14/2006	10	ALL OTHERS	85,000	05/15/2008	JH	100	100
01-099	06/14/2001	10	ALL OTHERS	22,700	05/31/2002	TG	100	100
87-005	01/14/1987	2	ADDITION	28,000	12/31/1987	SW	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	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.055	11A	1.00	1	99,000	1.00	1	1.00	V16	3.60	5,450

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE KIDNEY-SHAPE INGROUND POOL.				LAND	1,010,100	878,300
Inf1	NO ADJ		BUILDING	1,129,100	932,400			
Inf2	NO ADJ		DETACHED	11,500	9,700			
			OTHER	0	0	TOTAL	2,150,700	1,820,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	A 0.75 18*34 EST	2001	612	17.51	8,000
HTB	A	1.00	A 0.75 6*8		1	2,730.40	2,000
PTD	A	1.00	A 0.75 @ HTB 8*12		96	2.30	200
PTD	G	1.18	G 0.90 @ POOL IRREG		530	2.71	1,300



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/30/2013	FC
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  
PER AUG 2013 LIST, THE 2ND FLR VENTS FOR A/C NOT CONNECTED.

DET  
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YEAR BLT	1978	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,328,394
NET AREA	2,465	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	476		126.19	60,066	CONDITION ELEM	CD
\$NLA(RCN)	\$539	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	+	AGR	N	ATTACHED GARAGE	396		152.30	60,310		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,793	1978	453.12	812,449		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	672	2013	365.59	245,678		
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	33		174.70	5,765		
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	312		22.98	7,169		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	+	WDK	N	ATT WOOD DECK	1,606		69.63	111,824		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		16,734.10	16,734			
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2007 / 15
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$1,129,100