

Key: 1345

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.354

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
PHAM CHINH & MCVAY LAUREEN 1371 WALNUT ST NEWTON, MA 02461-1851				39-224-0				6 AMBER WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PHAM CHINH & MEADS JAMES J JR				06/01/2010	QS	510,000	24588-89					
				03/18/2003	99		16588-158					
MEADS JAMES J JR & LESLIE				07/25/1991	QS	49,000	7623-169					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.035	11	1.00	1	1.00	1	1.00	R03	1.00		960

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	%
11-033	03/04/2011	70	POOL	38,000	02/21/2012	FC	100	100
05-089	06/21/2005	6	SHED	2,475	09/15/2006	LVM	100	100
96-51	04/01/1996	6	SHED	700	06/01/1997		100	100
92-023	02/21/1992	1	SINGLE FAM R	70,000	07/10/1992		100	100

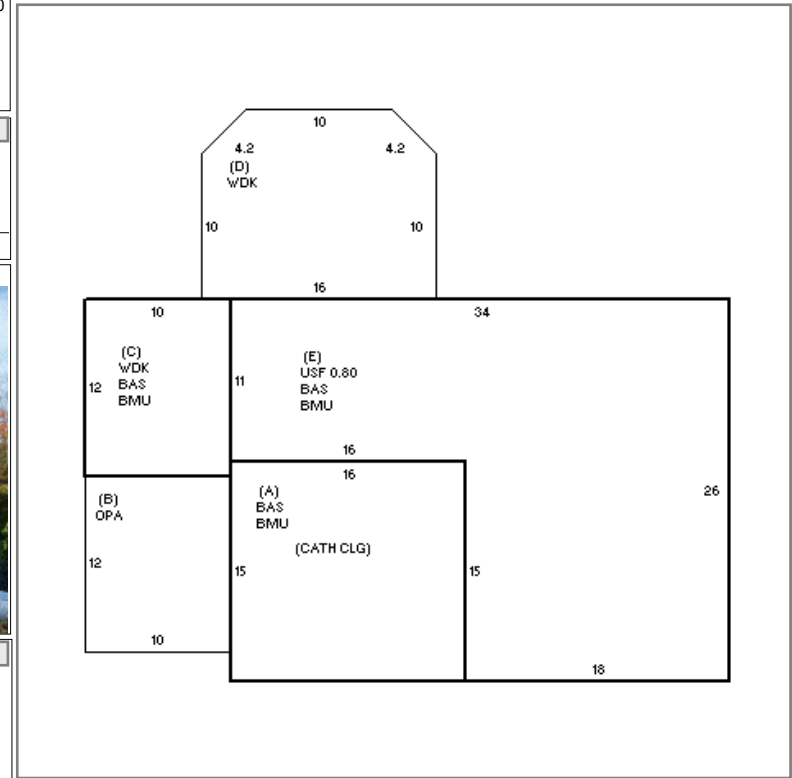
TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE PTD=POOL PATIO. UNABLE TO MEAS POOL 11/2/15 DUE TO COVER.	LAND			280,000	243,500	
Inf1	NO ADJ		BUILDING			552,400	454,300	
Inf2	NO ADJ		DETACHED			18,800	18,000	
		OTHER			0	0		
		TOTAL				851,200	715,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10	1996	80	16.47	1,000
SHF	A	1.00	A 0.75 10X12	2005	120	16.01	1,400
SPV	G	1.18	G 0.90 18*36	2011	648	20.66	12,000
PTD	G	1.18	G 0.90		1,792	2.71	4,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/2/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1992	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,519	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$472	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,004		91.46	91,825
A	BAS	L	BAS AREA	240	1992	402.62	96,630
B	OPA	N	OPEN PORCH	120		103.39	12,407
+	BAS	L	BAS AREA	764	1992	402.63	307,607
+	WDK	N	ATT WOOD DECK	319		67.71	21,600
E	USF	L	UP-STRY FIN	515	1992	316.91	163,206
F21	O		FPL 2S 1OP	1		19,943.30	19,943
ODS	O		OUT DOOR SHOWER			0.00	

TOTAL RCN	717,417
CONDITION ELEM	CD
EFF.YR/AGE	1999 / 23
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$552,400