

Key: 1348

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.356

LEGAL

LAND

DETACHED

BUILDING

G

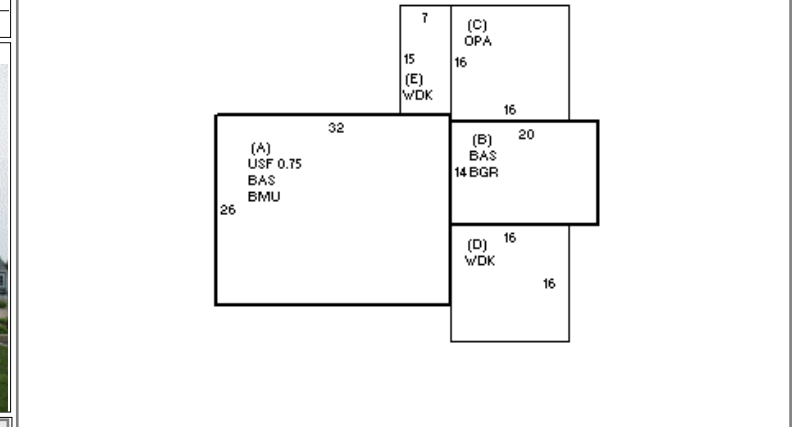
CURRENT OWNER							PARCEL ID				LOCATION			
BOYLES LIVING TRUST TRS: BOYLES RONALD & NANCY N PO BOX 872 NO TRURO, MA 02652							39-228-0				16 BAY VIEW RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
BOYLES LIVING TRUST							04/12/2019	F	1	()				
BOYLES RONALD C & NANCY N							11/13/2014	QS	730,000	28504-46				
SCOULLAR MARY L							08/10/1984	99	4210-295					

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	%
23-166X	05/01/2023	4	REHAB	6,000				0
21-034X	01/26/2021	4	REHAB	16,703	05/09/2023	LG	100	100
FY2021		35	RES EXEMPT		11/24/2020			0
19-185	06/20/2019	10	ALL OTHERS	6,800	08/27/2019	LG	100	100
17-260X	09/21/2017	6	SHED	1,700	11/17/2017	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	11 1.00	1 1.00	1 1.00	990,275	1.00	1 1.00	V12	2.75		767,460
300	A	0.025	11 1.00	1 1.00	1 1.00	75,625	1.00	1 1.00	V12	2.75		1,890

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	769,400	644,600
Inf1	NO ADJ		BUILDING	488,000	414,000			
Inf2	NO ADJ		DETACHED	5,600	4,700			
			OTHER	0	0			
						TOTAL	1,263,000	1,063,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 * 12	2017	120	16.01	1,400
PTD	G	1.18	A 0.75 ARBOR 12*16	2019	192	2.71	400
PTD	G	1.18	A 0.75 IRREG 16*24	2019	384	2.71	800
PTD	G	1.18	A 0.75 HTB 10*10	2019	100	2.71	200
HTB	A	1.00	A 0.75 8*8	2019	1	2,730.40	2,000
WDK	A	1.00	A 0.75 GRILL 5*11	2021	55	11.00	500
WDK	A	1.00	A 0.75 ON SHF 6*6	2021	36	11.00	300



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2023	LG
MODEL	1		RESIDENTIAL	LIST	5/9/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
5/9/2023 Nine-year Cyclical data check - Owner confirmed interior data & no changes at door.

YEAR BLT	1981	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	697,110
NET AREA	1,736	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		80.90	67,305	CONDITION ELEM	CD
\$NLA(RCN)	\$402	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	832	1981	340.81	283,558		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	624	1981	265.54	165,699		
STORIES(FAR)	1.75	ROOF COVER	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BGR	N	SF BSMT GARAGE	280		106.91	29,935		
ROOMS	7	FLOOR COVER	1.00	FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BAS AREA	280	2015	340.82	95,428		
BEDROOMS	4	INT. FINISH	1.00	INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	256		78.76	20,164		
BATHROOMS	2	HEATING/COOLING	1.00	HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	ATT WOOD DECK	361		57.32	20,692		
FIXTURES	6	FUEL SOURCE	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O		GENERATOR	1		0.00			
UNITS	1							GFP	O		GAS FIREPLACE	1		10,129.40	10,129		
								ODS	O		OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE																1990 / 32	
COND																30 30 %	
FUNC																0	
ECON																0	
DEPR																30 % GD 70	
RCNLD																\$488,000	