

Key: 1396

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.410

LEGAL

LAND

DETACHED

BUILDING

LOADING

CURRENT OWNER		PARCEL ID		LOCATION	
ERICSON JANICE K & LOVELL STEPHANIE S 5 LILA RD JAMAICA PLAIN, MA 02130		39-277-0		8 KYLE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ERICSON JANICE K & FARLEY KATHLEEN M		08/14/2020	QS	559,250	33165-121
		09/11/1989	99	48,400	6894-330

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 %
19-220X	07/29/2019	4	REHAB	1,956	09/20/2019	LG	100 100
19-116X	04/29/2019	4	REHAB	6,220	07/02/2019	LG	100 100
08-203	10/16/2008	9	DECK	17,000	04/29/2009	JH	100 100
98-193	11/01/1998	1	SINGLE FAM R	140,000	01/01/2000		100 100
		4	REHAB				0 0

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	12	1.00	RT6	0.90	1	1.00	340,295	1.00	1	1.00	263,730
300	A	0.065	12	1.00	1	1.00	1	1.00	28,875	1.00	1	1.00	1,880

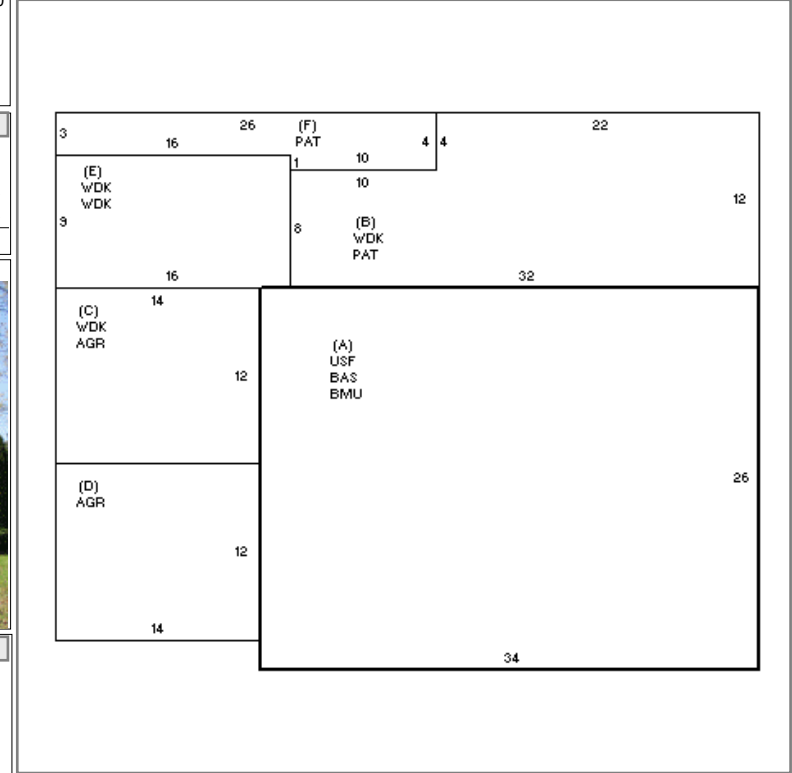
TOTAL	36,590 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	INFL1=ABUTS ROUTE 6 fy07 confirmed view per nbhd review. FY10 VW CHNG PER REVIEW			LAND	265,600	230,900
Infl1	ABUTS RTE 6	O	(ENHANCED BY ROOF DECK). FY11 VW CHG PER FIELD REV=PEEK.			BUILDING	546,000	469,100
Infl2	NO ADJ	T				DETACHED	400	300
		E				OTHER	0	0
						TOTAL	812,000	700,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	M	0.60	A 0.75 6*8		48	10.03	400



PHOTO	05/18/2017
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/18/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,768	DETAIL ADJ	1.000
\$NLA(RCN)	\$391	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		80.10	70,811
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	884	1998	337.47	298,326
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	884	1998	260.26	230,067
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	PAT	N	PATIO	432		15.55	6,719
FLOOR COVER	3	W/W CARPET	1.00	+	AGR	N	ATTACHED GARAGE	336		111.82	37,571
INT. FINISH	2	DRYWALL	1.00	+	W/DK	N	ATT WOOD DECK	800		50.08	40,083
HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	GFP	O		GAS FIREPLACE			0.00	
FUEL SOURCE	1	OIL	1.00	MST	O		MASONRY STACK	1		3,343.00	3,343
				ODS	O		OUT DOOR SHOWER			0.00	

TOTAL RCN	691,099
CONDITION ELEM	CD
EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$546,000