

Key: 1404

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.418

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OBRIEN WILLIAM H & C/O WLLM H O'BRIEN 2007 REV TR PO BOX 867 VINEYARD HAVEN, MA 02568				39-285-0				13 SAWYER GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WLLM H O'BRIEN 2007 REV T				02/21/2023	F		1 35647-3				
OBRIEN WILLIAM H &				06/22/2007	99		22130-192				
OBRIEN WILLIAM H				06/22/2007	99		22130-189				

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 %
CYC 18-67X	05/24/2023	30	CHECK DATA		12/14/2022	LG	100 100
08-081	03/01/2018	90	BP NVC	48,000	07/05/2018	LG	100 100
98-113	04/30/2008	6	SHED	4,500	05/01/2009	JH	100 100
	06/01/1998	1	SINGLE FAM R	199,500	01/01/2000		100 100

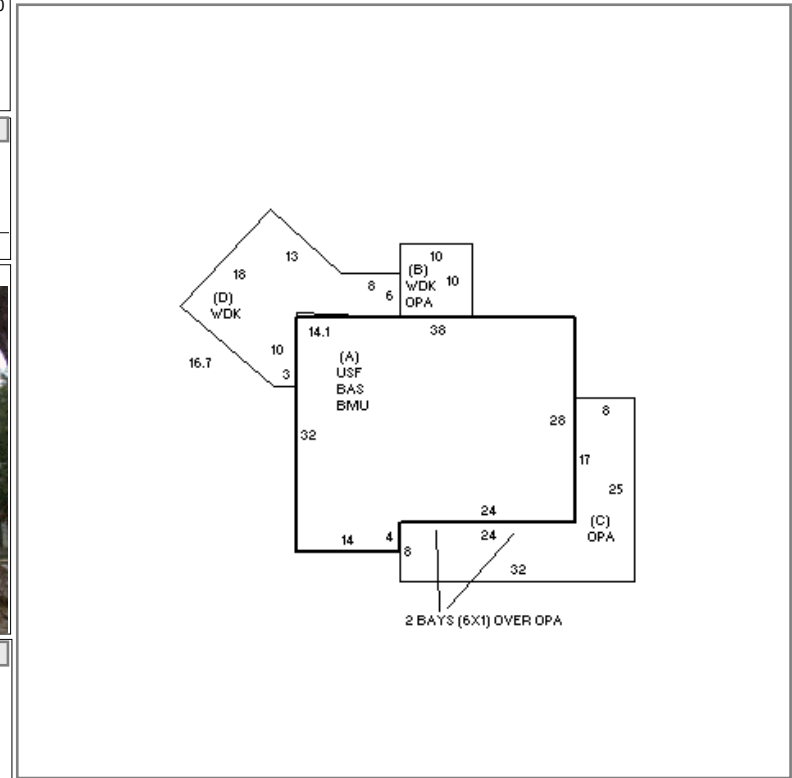
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.005	11	1.00	1	1.00	1	1.00	R03	1.00		140

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE VIEW FROM ROOF DECK ONLY.				LAND	279,200	242,800
Inf1	NO ADJ					BUILDING	625,000	568,800
Inf2	NO ADJ					DETACHED	5,500	1,900
						OTHER	0	0
						TOTAL	909,700	813,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 10*12	2008	120	18.89	2,000
HTB	G	1.18 G	0.90 7*7		1	3,221.87	2,900
WDK	A	1.00 A	0.75 AT HTB 5*14		70	11.00	600

PHOTO 12/14/2022

BLDG COMMENTS
Minisplit.



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/25/2023	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	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	822,324		
NET AREA	2,252	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		74.15	83,045	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,120	1998	326.42	365,586				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,120	1998	249.14	279,032				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	492		67.06	32,991				
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	421		51.67	21,752				
				INT. FINISH	2	DRYWALL	1.00		USF	L	UP-STRY FIN	12	1998	259.52	3,114				
				HEATING/COOLING	15	FHW/DCTLS AC	1.03		F21	O	FPL 2S 1OP	1		16,168.40	16,168				
				FUEL SOURCE	2	GAS	1.00		HTB	O	HOT TUB	1		12,935.00	12,935				
									ODS	O	OUT DOOR SHOWER	1		0.00					
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1998 / 24
				STORIES(FAR)		2	1.00											COND	24 24 %
				ROOMS		0	1.00											FUNC	0
				BEDROOMS		4	1.00											ECON	0
				BATHROOMS		2.5	1.00											DEPR	24 % GD 76
				FIXTURES		11	\$7,700											RCNLD	\$625,000
				UNITS		0	1.00												