

Key: 1409

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.423

LEGAL

LAND

DETAILED

BUILDING

INDIN

CURRENT OWNER				PARCEL ID				LOCATION			
PORTER NANCY E 7 CERINA RD JAMAICA PLAIN, MA 02130				39-290-0				1 SAWYER GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PORTER NANCY E				01/22/1997	QS	75,000	10578-193				

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	%
20-054	02/25/2020	80	SOLAR TAXABL	12,000	06/22/2020	LG	100	100
01-223	12/20/2001	10	ALL OTHERS	22,000	10/06/2003	LVM	100	100
97-025	03/01/1997	3	REPAIR/REMOD	115,000	07/30/1998		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	0.505	11	1.00	1	1.00	1	1.00	R03	1.00		13,890
350	A	0.240	11	1.00	1	1.00	1	1.00	TWP	1.00		1,660

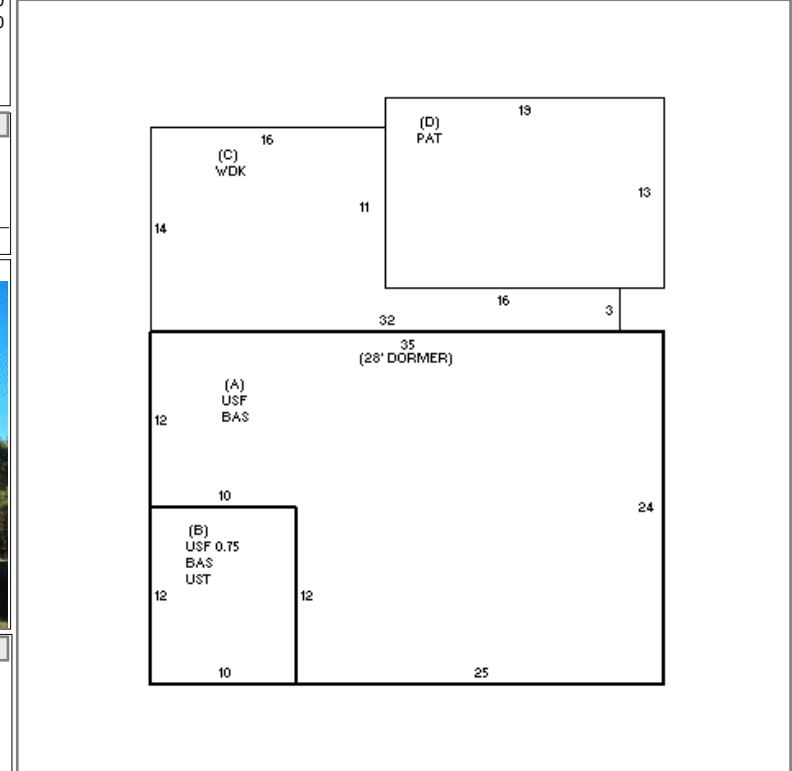
TOTAL	1.520 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	ST1 REPLACED W/ST1 MOVED TO			LAND	294,600	256,200
Inf1	NO ADJ	O	SITE+REMODELED2002=1BR+WATER			BUILDING	416,300	357,900
Inf2	NO ADJ	T	CLOSET+SINK(SHOWER OUTSIDE) NO HEAT/NO			DETACHED	69,700	66,500
		E	FPLC (HAS BMU+OPA+PATIO)			OTHER	0	0
						TOTAL	780,600	680,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18	G 0.90	IRREG	1900	560	112.57
OPA	G	1.18	G 0.90	ON ST1 4*20	1900	80	12.98
PTD	G	1.18	G 0.90	14*16	2002	224	2.71
FTG	G	1.18	G 0.90	FULL BSMT@56	1900	8	1,610.94



BUILDING	CD	ADJ	DESC	MEASURE	11/4/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/4/2015	EST
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
PER 11/4/15 MEAS: UST@FDN LEVEL; ODS ON SFR and ON STUDIO.



YEAR BLT	1860	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,650	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00
\$NLA(RCN)	\$336	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1.5	1.00		HEATING/COOLING	12	OTHER	1.00
FIXTURES	5	\$3,500		FUEL SOURCE	3	ELECTRIC	1.00
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	555,028
+	BAS	L	BAS AREA	840	1860	340.81	286,284	CONDITION ELEM	CD
+	USF	L	UP-STRY FIN	810	1860	262.83	212,896		
B	UST	N	UTILITY STORAGE	120		121.63	14,595		
C	WDK	N	ATT WOOD DECK	272		60.69	16,507		
D	PAT	N	PATIO	247		17.67	4,365		
	F21	O	FPL 2S 1OP	1		16,881.60	16,882		
	ODS	O	OUT DOOR SHOWER	2		0.00			
								EFF.YR/AGE	1997 / 25
								COND	25 25%
								FUNC	0
								ECON	0
								DEPR	25 % GD 75
								RCNLD	\$416,300