

Key: 1433

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.442

LEG  
AL  
LAND

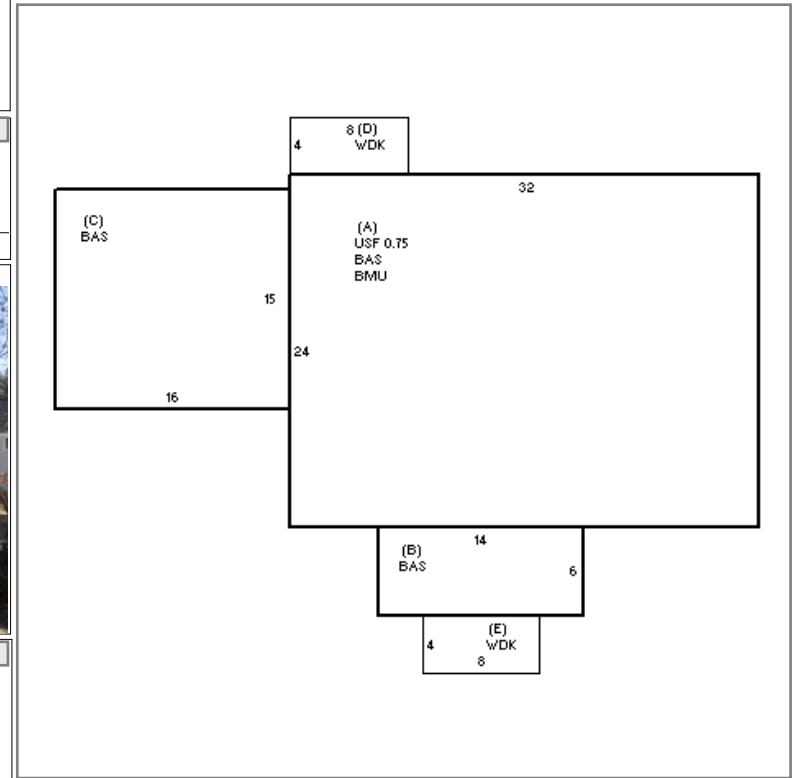
CURRENT OWNER				PARCEL ID				LOCATION				
YACINSKI JOSEPH S FLEMMINGS RONALD LEE PO BOX 844 NORTH TRURO, MA 02652				40-6-0				15 ALDRICH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
YACINSKI JOSEPH S				10/29/2015	F	29233-211						
YACINSKI JOSEPH S				01/16/2004	QS	435,000	18136-138					
KENNEDY JOYCE E				06/01/1998	J	120,000	11466-281					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.460	12	1.00	1	360,100	1.44	1	1.00	R04	1.00	237,700

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2019		35	RES EXEMPT		12/03/2018		0	0
18-246X	08/07/2018	90	BP NVC	775	11/27/2018	LG	100	100
15-263	10/28/2015	2	ADDITION	250,000	11/23/2016	LG	100	100
01-013	01/22/2001	6	SHED	2,900	08/02/2002	BTT	100	100

LAND

TOTAL	20,038 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	237,700	206,700
Inf1	NO ADJ					BUILDING	642,800	527,800
Inf2	NO ADJ					DETACHED	3,500	3,300
						OTHER	219,900	180,600
						<b>TOTAL</b>	<b>1,103,900</b>	<b>918,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 16*14		224	17.52	3,500



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2016	LG
MODEL	1		RESIDENTIAL	LIST	7/18/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY19 reflects renov. completed + new studio. removed uc.

BUILDING

YEAR BLT	1974	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	730,482		
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		100.92	77,507	CONDITION ELEM	CD		
\$NLA(RCN)	\$438	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	768	1974	402.63	309,217				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	576	1974	316.90	182,537				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	84	2015	402.63	33,821				
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	240	2017	402.62	96,630				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	64		103.55	6,628				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		19,943.30	19,943				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2010 / 12
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$642,800

