

Key: 1447

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.458

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WICKSTROM GAIL & TREMBLAY JULIE C PO BOX 942 NO TRURO, MA 02652				40-22-0				17 SO HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WICKSTROM GAIL & SAMUELSON LYNNE A				01/13/2014	A		27831-59					
WICKSTROM GAIL				01/13/2014	A		27931-57					
				05/17/2013	QS	369,000	27384-152					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	12	1.00	1	360,100	1.32	1	1.00	R04	1.00	246,800

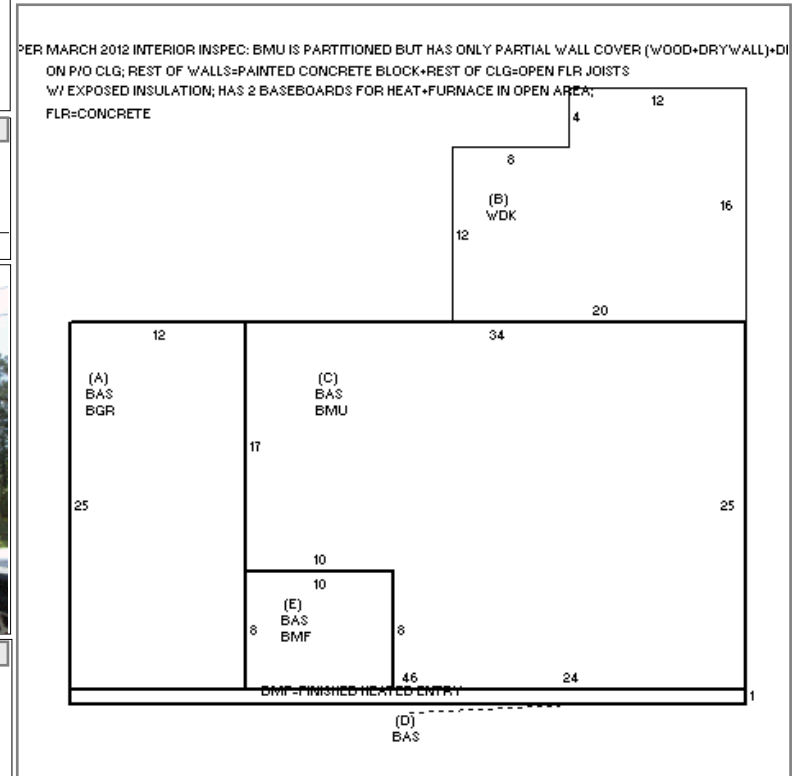
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2022		35	RES EXEMPT		12/14/2021			0
17-085	03/28/2017	7	GARAGE	40,000	07/14/2017	LG	100	100
		30	CHECK DATA		03/06/2012	FC	100	100
09-207	12/01/2009	90	BP NVC	1,282	04/28/2011	MR	100	100

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	GUL Bldg Permit: no plumb or electr.			LAND	246,800	214,600
Inf1	NO ADJ		BUILDING	353,700	300,000			
Inf2	NO ADJ		DETACHED	25,100	23,900			
			OTHER	0	0			
			TOTAL	625,600	538,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 8*12		96	16.47	1,400
GUL	A	1.00	A 0.75 24*28	2017	672	47.10	23,700



BLDG COMMENTS  
 9/22/2021 Owner JT confirmed that data on record was correct (at door, C-19). MARCH 2012 INTERIOR INSPECTION = BSMNT UNFINISHED. YEAR BUILT=1967 PER OWNER.



BUILDING	CD	ADJ	DESC	MEASURE	9/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	9/22/2021	LG
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.040
NET AREA	1,196	DETAIL ADJ	1.000
\$NLA(RCN)	\$435	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BGR	N	SF BSMT GARAGE	300		101.08	30,324
B	WDK	N	ATT WOOD DECK	288		57.38	16,525
C	BMU	N	BSMT UNFINISHED	770		80.77	62,191
+	BAS	L	BAS AREA	1,196	1969	322.22	385,380
E	BMF	N	BSMT FINISH	80		151.56	12,125
	F11	O	FPL 1S 1OP	1		11,491.60	11,492
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	520,136
CONDITION ELEM	CD
EFF.YR/AGE	1979 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$353,700