

Key: 1517

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.526

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCBRYDE EDWARD BROOKS PO BOX 304 TRURO, MA 02666-0304				40-95-0				18 HOPKINS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCBRYDE EDWARD BROOKS				07/26/2005	QS	578,000	(177413)				
COSTA WILLIAM H & ELEANOR				08/18/1989	QS	61,000	(118268)				

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	%
22-262X FY2018	06/21/2022	4	REHAB	22,560	09/14/2022	LG	100	100
09-121	07/10/2009	35	RES EXEMPT	3,500	10/01/2017		0	0
89-127	05/11/1989	90	BP NVC	150,000	05/19/2010	JH	100	100
		1	SINGLE FAM R		12/31/1989		100	100

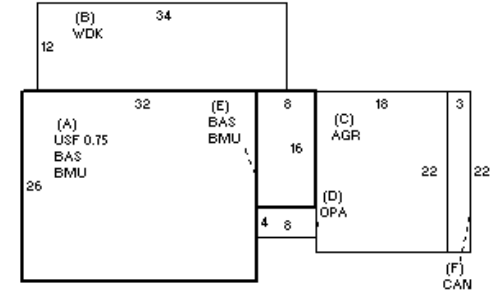
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R04	1.00		279,080
300	A	0.005	12	1.00	1	1.00	1	1.00	R04	1.00		140

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	279,200	242,800
Inf1	NO ADJ					BUILDING	480,500	404,100
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>759,700</b>	<b>646,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
2/23/2022 Owner confirmed interior data via phone (C-19). Minisplits for cooling & add'l heating.



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/23/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,584	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		83.10	79,778
\$NLA(RCN)	\$433	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	960	1989	350.11	336,105
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	624	1989	272.79	170,218
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	408		55.42	22,611
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATTACHED GARAGE	396		113.64	45,000
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	32		130.35	4,171
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	F	CAN	N	CANOPY	66		53.37	3,522
				FUEL SOURCE	1	OIL	1.00	F	F21	O	FPL 2S 1OP	1		17,342.00	17,342
									MST	O	MASONRY STACK	1		3,468.20	3,468

TOTAL RCN	686,416
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$480,500