

Key: 1520

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.529

LEGAL

LAND


DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROBERTS CHRISTOPHER S & MCGEE CHRISTINE PO BOX 400 NO TRURO, MA 02652				40-98-0				4 HIGHVIEW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBERTS CHRISTOPHER S & BRENDEL WOLFGANG R & EVE				05/02/2018	QS	565,000	31241-113				
THOMPSON JEROME B & PORTE				10/08/1997	QS	209,800	10996-064				
				07/25/1996	P	62,500	10315-048				

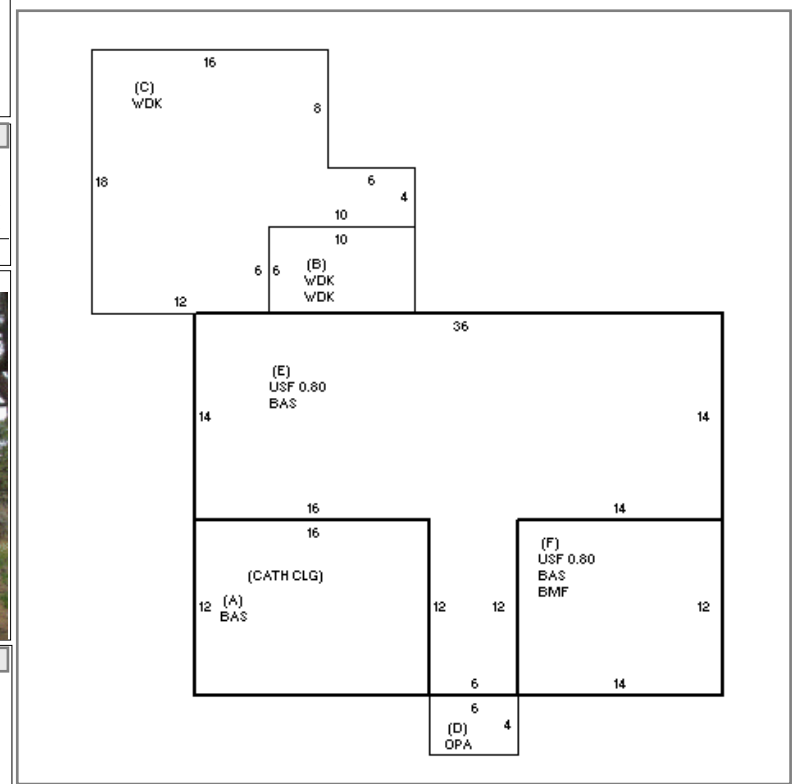
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R06	1.15		320,940

TOTAL	33,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 5/2/18 Land SF change per Deed Bk 31241 Pg 113	LAND		320,900	279,100		
Infl1	NO ADJ		BUILDING		495,400	426,100		
Infl2	NO ADJ		DETACHED		1,200	1,100		
			OTHER		0	0		
TOTAL					817,500	706,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/18/2018
SHF	A	1.00	A 0.75 8*12	2007	96	16.47	1,200		

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2018	LG
MODEL	1		RESIDENTIAL	LIST	5/25/2018	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%]			

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 0
07-168	08/07/2007	6	SHED	4,000	05/15/2008	JH	100 100
		30	CHECK DATA		07/17/2002	BT	100 100
96-110	07/16/1996	1	SINGLE FAM R	83,000	05/01/1998		100 100



BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,502
NET AREA	1,531	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	192	1996	347.01	66,626	CONDITION ELEM	CD
\$NLA(RCN)	\$437	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	408		54.93	22,411		
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	24		160.41	3,850		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	744	1996	347.01	258,176		
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UP-STRY FIN	595	1996	273.13	162,513		
				INT. FINISH	2	DRYWALL	1.00	F	BMF	N	BSMT FINISH	168		163.21	27,420		
				HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	247		163.22	40,314		
				FUEL SOURCE	1	OIL	1.00		BMU	N	BSMT UNFINISHED	689		86.98	59,929		
									F22	O	FPL 2S ZOP	1		24,063.50	24,064		
									ODS	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	1996 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$495,400