

Key: 1556

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.561

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
ANDREW WAY LLC MGR: VICTOR DEPOALO 168 BRADFORD ST EXT, UNIT 2 PROVINCETOWN, MA 02657		40-136-0		12 ANDREW WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ANDREW WAY LLC		03/16/2021	V	10 ()	
PV DEVELOPMENT LLC		11/02/2020	V	420,000	33425-260
CHARIOT REALTY TRUST		01/21/1999	N	385,000	12008-019

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	%
22-093	03/02/2022	1	SINGLE FAM R	700,000	01/10/2023	LG	70	70

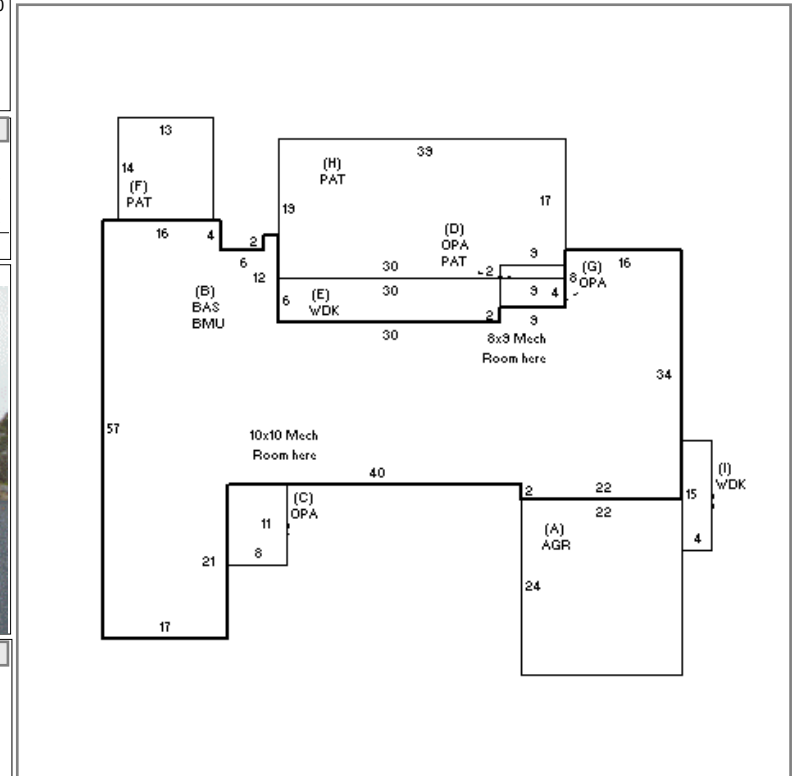
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.255	12	1.00	1	1.00	1	1.00	R03	1.00		7,010

TOTAL	1.030 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	286,100	248,700
Inf1	NO ADJ		BUILDING	1,180,600	0			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,466,700	248,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/10/2023	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.990
NET AREA	2,625	DETAIL ADJ	1.000
\$NLA(RCN)	\$642	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	11	\$7,700
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	7	ROLL	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	528		156.02	82,377
B	BMU	N	BSMT UNFINISHED	2,625		94.68	248,544
B	BAS	L	BAS AREA	2,625	2022	472.51	1,240,343
+	OPA	N	OPEN PORCH	142		131.66	18,696
+	PAT	N	PATIO	923		22.15	20,448
+	WDK	N	ATT WOOD DECK	240		91.30	21,913
CAN	N		CANOPY	400		78.15	31,261
GFP	O		GAS FIREPLACE	1		15,238.80	15,239

TOTAL RCN	1,686,520
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	30 UC
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,180,600