

Key: 1558

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.563

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
SHAW JOEL M & STERN MELANIE S 63 DUNBOY ST BRIGHTON, MA 02135		40-138-0		16 ANDREW WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Certs)
SHAW JOEL M & STERN MELAN		08/07/2020	H	900,000	33147-327
LEONARD JOHN W		11/07/2006	P	350,000	21505-99
CHARIOT REALTY TR		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 %
07-018	03/31/2021	20	NO PERMIT		05/15/2008	JH	0 0
06-140	01/29/2007	70	POOL	27,500	05/15/2008	JH	100 100
	06/27/2006	1	SINGLE FAM R	350,000			

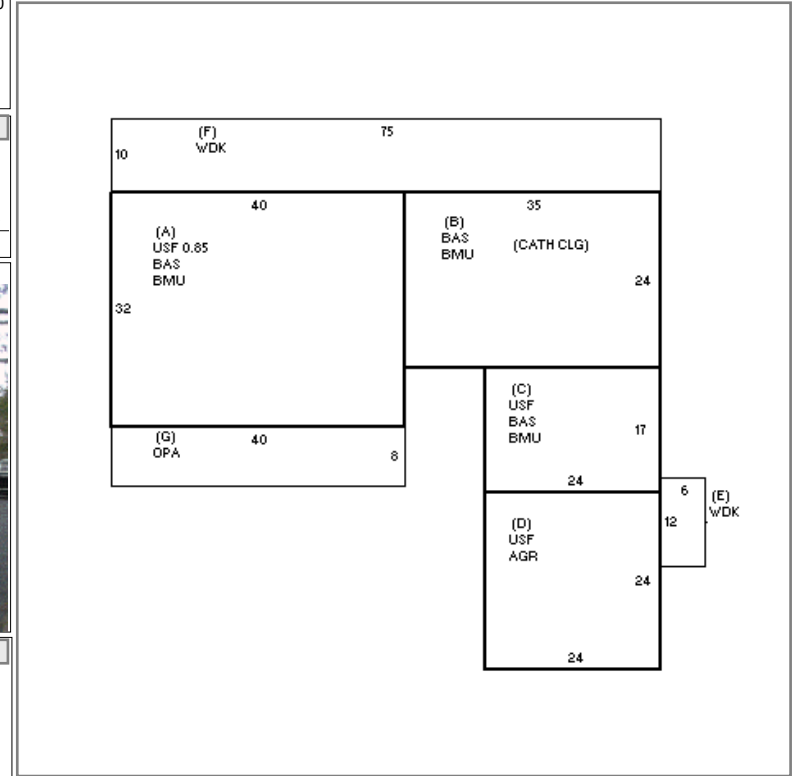
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.146	12	1.00	1	1.00	1	1.00	R03	1.00		4,020

TOTAL	40,100 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	8/7/2020 SF chng per Deed 33147-327. NO VIEW PER 1/07 SALE INSPEC. PTD=POOL PATIO.			LAND	283,100	246,100
Inf1	NO ADJ		BUILDING	1,502,300	1,234,100			
Inf2	NO ADJ		DETACHED	12,900	14,400			
			OTHER	0	0			
					TOTAL	1,798,300	1,494,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	G 0.90 20*35	2007	700	17.51	11,000
PTD	A	1.00	G 0.90 IRREG	2007	938	2.30	1,900



BLDG COMMENTS
2-SIDED FPL BETWEEN KITCH+LR.



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BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/10/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,788,457
NET AREA	4,600	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,528		69.98	176,905		
\$NLA(RCN)	\$389	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,688	2006	349.22	589,484		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,072	2006	271.15	561,819		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	840	2006	349.22	293,346		
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	576		112.75	64,942		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	822		56.23	46,223		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	OPA	N	OPEN PORCH	320		82.71	26,467		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		18,770.20	18,770		
																CONDITION ELEM	CD
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,502,300