

Key: 1653

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.661

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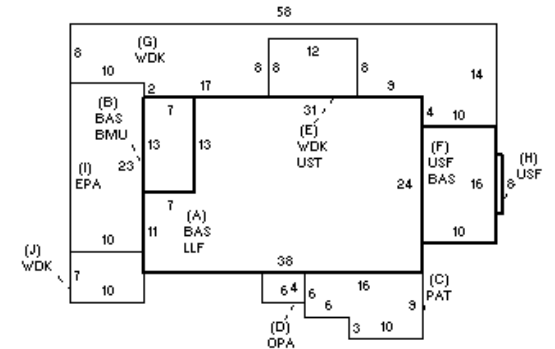
CURRENT OWNER				PARCEL ID				LOCATION				
LEE RICHARD R & LAURIE A 25 CARTER DR FRAMINGHAM, MA 01701				42-82-0				28 FISHERMANS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEE RICHARD R & LAURIE A				06/01/2012	QS	640,000	(197263)					
REICH KENNETH I				10/05/2004	99		(174617)					
REICH KENNETH I &				10/24/2002	QS	399,000	(167022)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.620	11	1.00	1	630,175	1.17	1	1.00	V7	1.75	455,880

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	%
19-397X	12/03/2019	90	BP NVC	7,160	02/24/2020	LG	100	100
19-334	10/21/2019	80	SOLAR TAXABL	7,800	12/19/2019	LG	100	100
18-197X	06/11/2018	90	BP NVC	2,500			100	100
18-033	01/31/2018	2	ADDITION	25,000	02/24/2020	LG	100	100
17-014	01/23/2017	2	ADDITION	80,000	12/12/2017	LG	100	100

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TOTAL	27,007 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY14=DELETED SHF (=DUP OF UST IN SKETCH).				LAND	455,900	396,400
Inf1	NO ADJ		BUILDING	677,400	556,000			
Inf2	NO ADJ		DETACHED	100	100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,133,400</b>	<b>952,500</b>

Roof Deck 14x20



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/30/2022
PTD	A	1.00	A 0.75 UNDERWDK 8*9		72	2.30	100		



BLDG COMMENTS		

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BUILDING	CD	ADJ	DESC	MEASURE	3/30/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/1/2012	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	4/30/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,061	DETAIL ADJ	1.000
\$NLA(RCN)	\$369	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		4	1.00
FIXTURES		6	\$4,200
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	821	1969	237.38	194,892
+	BAS	L	BAS AREA	912	1969	359.80	328,136
B	BMU	N	BSMT UNFINISHED	91		96.76	8,806
C	PAT	N	PATIO	126		20.73	2,612
D	OPA	N	OPEN PORCH	24		166.33	3,992
E	UST	N	UTILITY STORAGE	96		128.39	12,326
F	BAS	L	BAS AREA	160	2017	359.80	57,568
+	WDK	N	ATT WOOD DECK	670		53.39	35,772
+	USF	L	UP-STRY FIN	168	2017	286.06	48,058
I	EPA	N	ENCL PORCH	230		147.86	34,008
	WDK	N	ATT WOOD DECK	280		64.07	17,939
	F11	O	FPL 1S 1OP	1		12,831.70	12,832
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	761,139	
CONDITION ELEM	CD	
EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD	\$677,400	