

Key: 1658

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.666

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SIMPSON ROBERT E JR & KRUMHOLZ ARIANE D 161 CHERRY LANE AMHERST, MA 01002				42-87-0				18 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMPSON ROBERT E JR & SIMPSON ROBERT E JR				05/27/2020	F		1 (222561)				
				10/20/1998	H		(150535)				

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	%
23-268X	07/10/2023	6	SHED	6,000	09/06/2023	LG	100	100
16-180	08/23/2016	9	DECK	75,000	01/27/2017	LG	100	100
86-163	09/26/1986	1	SINGLE FAM R		12/31/1987	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.670	11	1.00	1	1.00	1	1.00	630,175	1.11	1	1.00	V5	1.75			466,890

TOTAL	29,185 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	FY11 VW CHG PER FIELD REV=MINIMAL VW.			LAND	466,900	406,000
Inf1	NO ADJ		LAND	437,600	371,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	904,500	777,300			

DETACHED

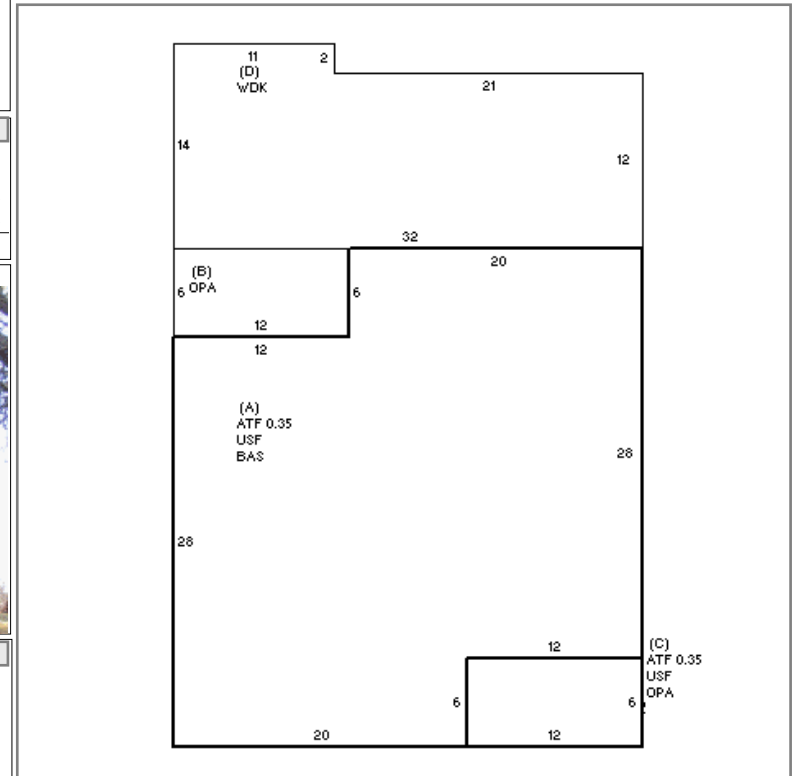
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
PHOTO	01/27/2017	
FY11 CHGS PER 9/09 MEAS.		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	9/25/2009	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.010
NET AREA	1,960	DETAIL ADJ	1.000
\$NLA(RCN)	\$319	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES(FAR)		2.5	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	944	1988	309.86	292,510
+	USF	L	UP-STRY FIN	1,016	1988	236.50	240,284
+	ATF	N	FINISHED ATTIC	356		159.46	56,767
+	OPA	N	OPEN PORCH	144		79.57	11,458
D	WDK	N	ATT WOOD DECK	406		49.05	19,912
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	625,130
CONDITION ELEM	CD
EFF.YR/AGE	1988 / 34
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$437,600