Key: 1665

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,673

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALLACE JUDITH A & FOUNTAIN DENISE M 36 WOBURN ST MEDFORD, MA 02155	42-94-0	6 FISHERMANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALLACE JUDITH A &	07/27/2012	QS	555,000	(197768)
GOYER ANDRE G & CLAIRE F	01/31/1995	QS	66,500	(136276)

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	%
09-086	05/07/2009	90	BP NVC	1,000	05/19/2010	JH	100	100
95-008		1	SINGLE FAM R	100,000	06/20/1995		100	100

LAND

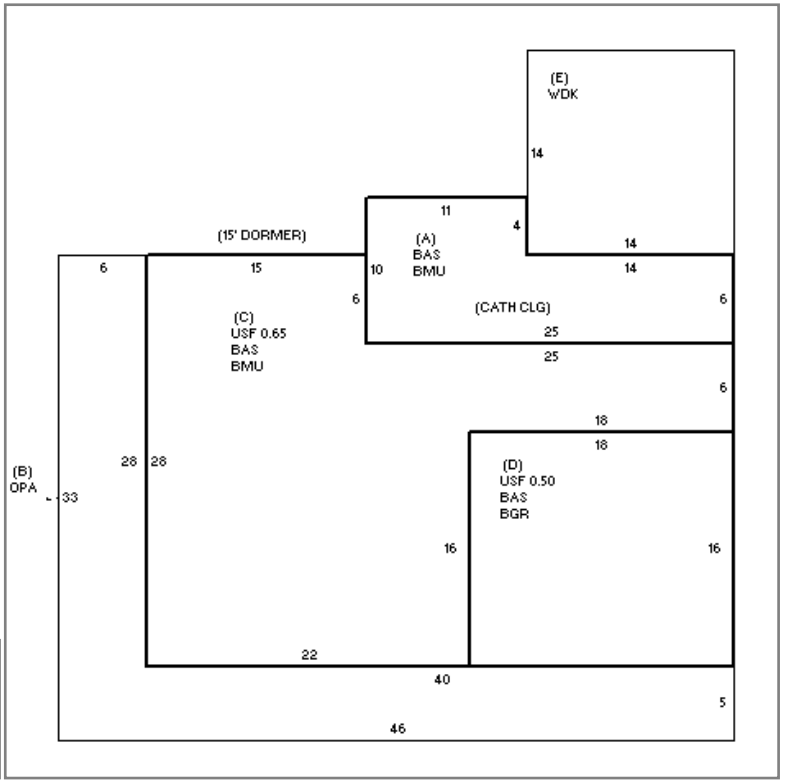
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11 1.00	1 1.00	1 1.00	522,145	1.00	1 1.00	R06 1.45			404,660
300	A	0.005	11 1.00	1 1.00	1 1.00	39,875	1.00	1 1.00	R06 1.45			200

TOTAL	33,977 SF	ZONING	GR6	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	404,900	352,000
BUILDING	625,400	514,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,030,300**	**866,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/25/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/12/2018	LG
LIST	10/19/2009	JH
REVIEW	11/22/2010	MR

YEAR BLT	1995	SIZE ADJ	1.010
NET AREA	1,751	DETAIL ADJ	1.000
$NLA(RCN)	$489	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.65	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
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	11	HOT WAT.-CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	876		96.31	84,364
+	BAS	L	BAS AREA	1,164	1995	405.73	472,275
B	OPA	N	OPEN PORCH	398		88.56	35,246
+	USF	L	UP-STRY FIN	587	1995	319.35	187,460
D	BGR	N	SF BSMT GARAGE	288		127.27	36,655
E	WDK	N	ATT WOOD DECK	196		76.27	14,948
	F21	O	FPL 2S 1OP	1		20,097.30	20,097
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	856,645

CONDITION ELEM	CD

EFF.YR/AGE	1995 / 27	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$625,400