

Key: 1670

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.678

LEG
AL
LAND

CURRENT OWNER						PARCEL ID				LOCATION					
WARREN CHRISTOPHER J & WARREN COURTNEY S PO BOX 851 NO TRURO, MA 02652						42-99-0				51 FISHERMANS RD					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)			
WARREN CHRISTOPHER J & SEGAL WILLIAM & JOANNE TR						11/09/2017		QS		1,300,000		(201629)			
10/02/2013						A				(201629)					
10/02/2013						A				(201629)					

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	%
23-133	04/04/2023	4	REHAB	23,500	05/24/2023	LG	100	100
23-105X	03/20/2023	6	SHED	5,074	05/24/2023	LG	100	100
22-504	12/21/2022	80	SOLAR TAXABL	35,020	05/24/2023	LG	100	100
FY2022		35	RES EXEMPT		04/12/2022		0	0
14-254	12/01/2014	90	BP NVC	1,285			100	100

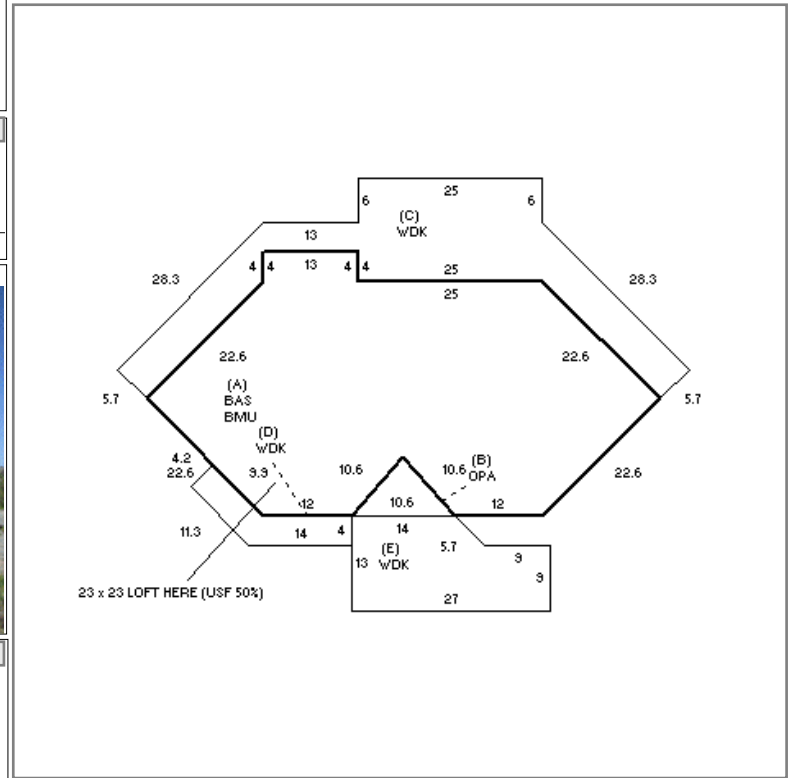
CD

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.750	11 1.00	60 0.60	1 1.00	1,512,420	1.02	1 1.00	WF2 7.00			1,160,290

TOTAL	32,670 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	1,160,300	1,008,900
Inf1	60%		BUILDING	804,300	656,900			
Inf2	NO ADJ		DETACHED	1,700	0			
			OTHER	0	0			
			TOTAL	1,966,300	1,665,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.18 G	0.90 8*12	2023	96	19.44	1,700	05/25/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/29/2016	CF
MODEL	1		RESIDENTIAL	LIST	12/29/2016	CF
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,989	DETAIL ADJ	1.000
\$NLA(RCN)	\$578	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	7	OTHER	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	BMU	N	BSMT UNFINISHED	1,724		96.31	166,044
A	BAS	L	BAS AREA	1,724	1979	451.95	779,169
B	OPA	N	OPEN PORCH	56		156.22	8,748
+	WDK	N	ATT WOOD DECK	1,094		69.45	75,978
	USF	L	UP-STRY FIN	265	1979	370.23	98,112
	F11	O	FPL 1S 1OP	1		16,691.00	16,691
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,148,942	
CONDITION ELEM	CD	
EFF.YR/AGE	1990 / 32	
COND	30 30 %	
FUNC	0	
ECON	0	
DEPR	30 % GD	70
RCNLD	\$804,300	