

Key: 1694

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.703

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BORATIS HENRY & JOAN 90 DAVENPORT ST CHICOPEE, MA 01013				42-124-0				20 BAYBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORATIS HENRY & JOAN				02/16/1982	99	22,000	(88013)				

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	%
14-180	08/27/2014	10	ALL OTHERS	35,000	12/04/2014	FC	100	100
10-089	05/18/2010	90	BP NVC	5,000	05/03/2011	MR	100	100
07-181	08/23/2007	9	DECK	9,500	05/16/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	11	1.00	1	576,160	1.21	1	1.00	R07	1.60	410,500

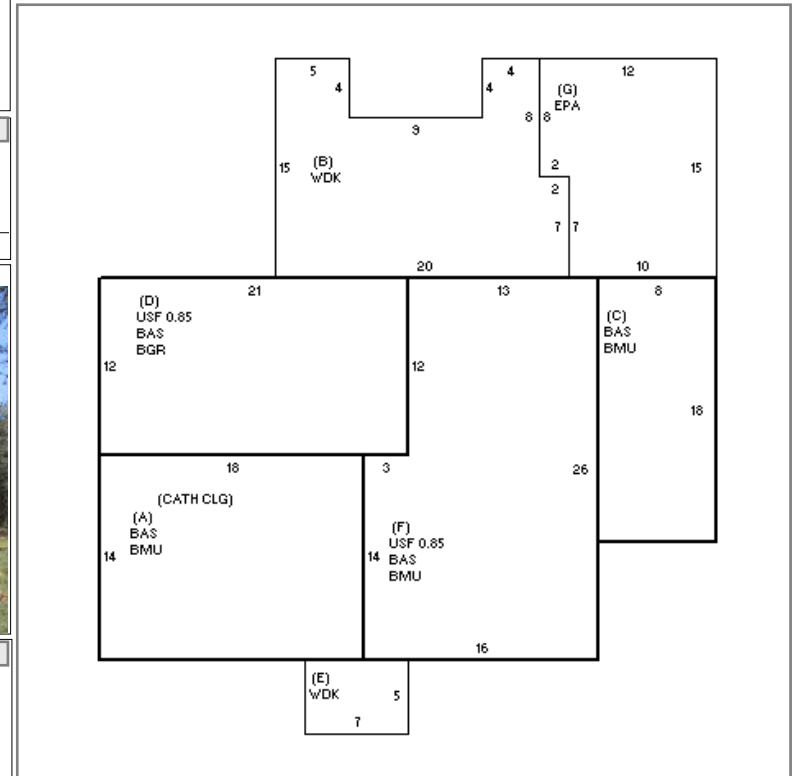
TOTAL	25,700 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE			LAND	410,500	356,900	
Inf1	NO ADJ		BUILDING	437,200	370,900			
Inf2	NO ADJ		DETACHED	2,900	2,800			
			OTHER	0	0			
				TOTAL	850,600	730,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	A 0.75 8 SIDES@6'		174	22.15	2,900



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	LG
MODEL	1		RESIDENTIAL	LIST	5/31/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,565	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	776		85.43	66,291
\$NLA(RCN)	\$405	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	252	1984	340.82	85,886
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	283		60.69	17,175
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	776	1984	340.81	264,472
				FLOOR COVER	2	SOFTWOOD	1.00	D	BGR	N	SF BSMT GARAGE	252		106.91	26,942
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	537	1984	268.25	144,053
				HEATING/COOLING	1	FORCED AIR	1.00	G	EPA	N	ENCL PORCH	166		147.84	24,542
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER			0.00	



CAPACITY	UNITS	ADJ	TOTAL RCN	CONDITION ELEM	CD
STORIES(FAR)	1.85	1.00	633,559		
ROOMS	6	1.00			
BEDROOMS	3	1.00			
BATHROOMS	2	1.00			
FIXTURES	6	\$4,200			
UNITS	1	1.00			

TOTAL RCN	633,559	
EFF.YR/AGE	1984 / 38	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$437,200	