

Key: 1699

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.708

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WICHOWSKI JOYCE C PO BOX 721 NO TRURO, MA 02652				42-129-0				10 BAYBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WICHOWSKI JOYCE C				02/22/2016	A			(208812)			
WICHOWSKI RONALD A & JOYC				09/26/1972	99			(56197)			

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	%
FY2018 06-270	11/17/2006	35 90	RES EXEMPT BP NVC	4,949	10/01/2017 05/09/2007	JH	100	0 100

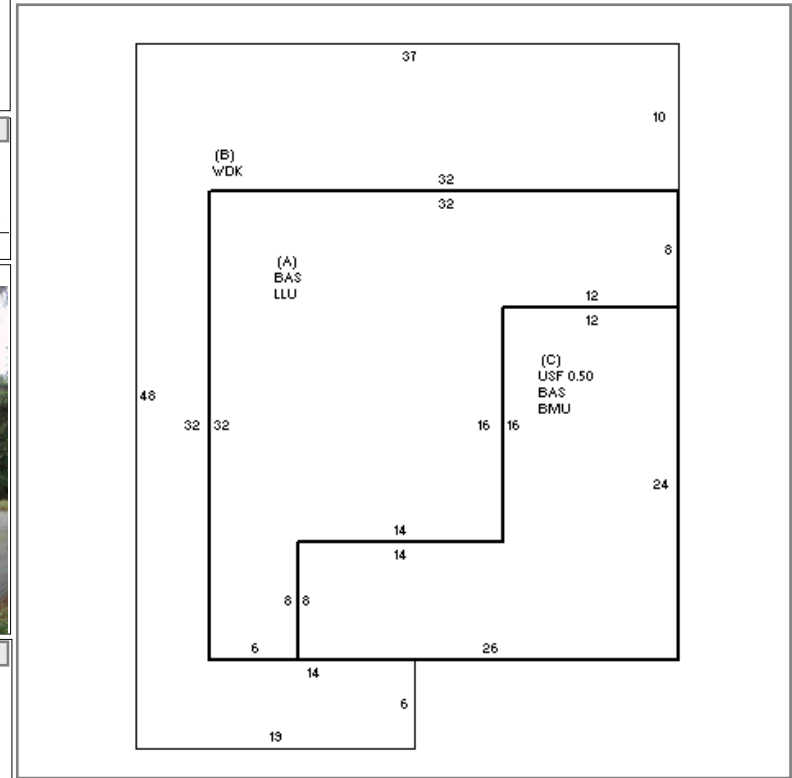
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	11	1.00	1	576,160	1.05	1	1.00	R07	1.60	436,490

TOTAL	31,363 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY09 NBHD CHNGD FROM 7 TO 6 PER REVIEW.	LAND	436,500	379,500			
Inf1	NO ADJ		BUILDING	410,600	348,400			
Inf2	NO ADJ		DETACHED	10,900	10,400			
			OTHER	0	0			
			TOTAL	858,000	738,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A+ 0.80 24*26		624	21.92	10,900



BLDG COMMENTS
6/30/2020 Interior data revised/confirmed by owner at door (C19). FY22 chng=BMU to LLU due to walkout sets of sliders.



BUILDING	CD	ADJ	DESC	MEASURE	6/30/2020	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2020	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/12/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.040
NET AREA	1,224	DETAIL ADJ	1.000
\$NLA(RCN)	\$493	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	2	HIP	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	624		176.33	110,031
+	BAS	L	BAS AREA	1,024	1974	350.66	359,072
B	WDK	N	ATT WOOD DECK	644		52.03	33,510
C	BMU	N	BSMT UNFINISHED	400		94.30	37,721
C	USF	L	UP-STRY FIN	200	1974	278.79	55,758
	MST	O	MASONRY STACK	1		3,473.60	3,474

TOTAL RCN	603,764
CONDITION ELEM	CD
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$410,600