

Key: 1774

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.794

LEGAL

LAND

DETACHED

BUILDING

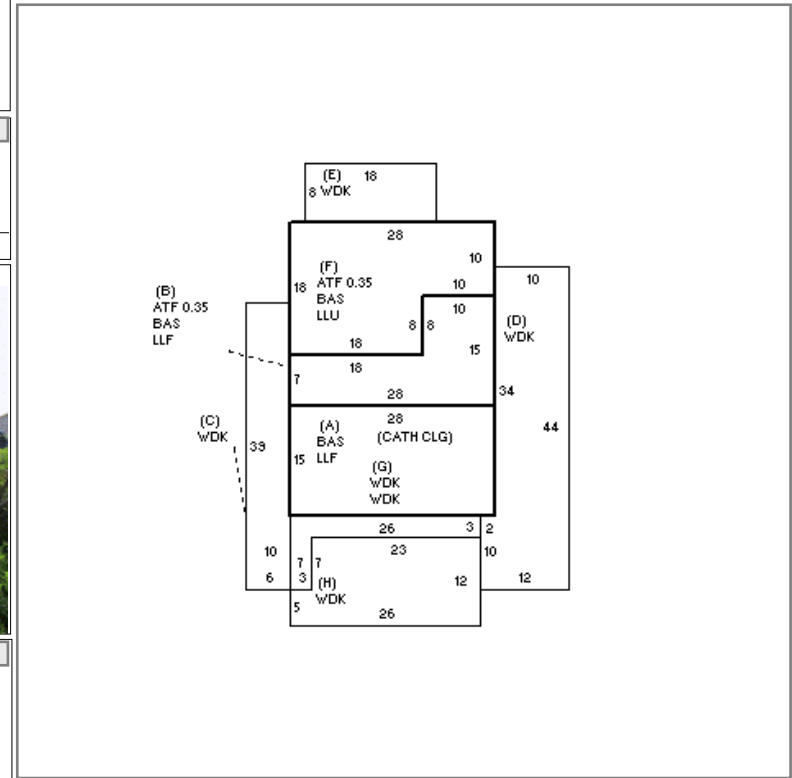
CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN J AMBROSE & YETRA LYNN E 15 ROCHESTER ROAD NEWTON, MA 02458				42-192-0				2 OLD COLONY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN J AMBROSE & FALCO PATRICK A				08/08/2014	QS	942,000	28313-301				
				10/08/1997	QS	475,000	10995-093				

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 %
19-014	01/15/2019	3	REPAIR/REMOD	80,000	09/05/2019	LG	100 100
17-334	12/10/2017	3	REPAIR/REMOD	29,400	09/05/2019	LG	100 100
96-102	07/01/1996	10	ALL OTHERS	10,500	06/01/1997	SW	100 100
86-098	06/04/1986	9	DECK		12/31/1986	SW	100 100
86-028	02/24/1986	3	REPAIR/REMOD		12/31/1986	SW	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.770	11	1.00	1	1.00	1.00	990,275	1.00	1	1.00	V12 2.75	765,940

TOTAL	33,541 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	765,900	641,800
Inf1	NO ADJ		BUILDING	662,700	544,600			
Inf2	NO ADJ		DETACHED	700	600			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,429,300</b>	<b>1,187,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 9*9		81	11.00	700



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/2/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ATF=LOFT.

YEAR BLT	1975	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,390		
NET AREA	1,816	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	696	1975	249.11	173,382	CONDITION ELEM	CD		
\$NLA(RCN)	\$440	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	420	1975	370.45	155,591				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	700	1975	370.45	259,317				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	ATF	N	FINISHED ATTIC	245		190.64	46,706				
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	1,327		54.97	72,949				
				INT. FINISH	2	DRYWALL	1.00	F	LLU	N	LOWER LEVEL UNF	424		189.80	80,475				
				HEATING/COOLING	5	ELECTRIC	0.95		MST	O	MASONRY STACK	1		3,669.70	3,670				
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$662,700