

Key: 1810

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.833

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CURRENT OWNER			PARCEL ID			LOCATION		
POULIN ETHAN & RODERICK ANDREA PO BOX 263 NO TRURO, MA 02652-0263			42-228-0			118 CASTLE RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
POULIN ETHAN & RODERICK A			01/23/2004	O	410,000	18151-149		
MCGLAME ROBERT J			07/21/2003	99		17296-208		
TEUBNER LADOYT K			07/21/2003	99		17296-206		

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	576,160	1.00	1	1.00	V5	1.60	446,520
300	A	0.145	13	1.00	1	44,000	1.00	1	1.00	V5	1.60	6,380

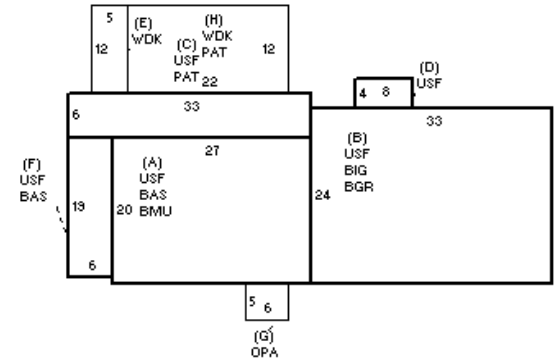
TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	452,900	393,800			
Inf1	NO ADJ		BUILDING	791,400	643,300			
Inf2	NO ADJ		DETACHED	42,900	38,200			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,287,200</b>	<b>1,075,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPC	G	1.18	G 0.90 40*20	2011	800	43.81	31,500
SHF	G	1.18	G 0.90 16*16 @POOL	2011	256	17.52	4,000
PTD	G	1.18	G 0.90 IRREG@ POOL	2011	1,871	2.71	4,600
SHF	G	1.18	G 0.90 10*14	2020	140	18.89	2,400
PTD	G	1.18	G 0.90 CIRC 14'		154	2.71	400



BLDG COMMENTS

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 %
NP	05/16/2023	30	CHECK DATA		07/01/2022	LG	100 100
11-153	08/19/2011	70	POOL	30,000	02/22/2012	FC	100 100
04-126	08/03/2004	2	ADDITION	120,000	05/26/2005	WL	100 100
	01/01/2003	50	SPLIT SUB				100 100



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/22/2009	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	965,092		
NET AREA	2,330	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	540		100.95	54,513	CONDITION ELEM	CD		
\$NLA(RCN)	\$414	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	B	BGR	N	SF BSMT GARAGE	792		109.75	86,922				
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	B	BIG	N	BUILT-IN GARAGE	792		89.38	70,789			
STORIES(FAR)	2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	PAT	N	PATIO	462		17.30	7,993					
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	1,676	2004	271.58	455,174					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	324		63.13	20,455					
BATHROOMS	2.5	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	654	2004	375.38	245,497					
FIXTURES	12	\$8,400	FUEL SOURCE	1	OIL	1.00	G	OPA	N	OPEN PORCH	30		139.77	4,193					
UNITS	0	1.00						GEN	O	GENERATOR	1		0.00						
								GFP	O	GAS FIREPLACE	1		11,156.70	11,157					
								ODS	O	OUT DOOR SHOWER	1		0.00						
																EFF.YR/AGE	2004 / 18		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	18	% GD	82
																RCNLD	\$791,400		