

Key: 1822

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.846

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TOWNSEND WLLM T IV & JULIANNE 31 COUNTRY DR WESTON, MA 02493		42-240-0		2 SUNSET LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TOWNSEND WLLM T IV & JULI DILG GILES & MAUREEN		10/25/2019 07/30/1985	QS 99	780,000	(220928) (102712)

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 %
20-226	08/24/2020	80	SOLAR TAXABL	22,000	10/27/2020	LG	100 100
19-271X	09/09/2019	4	REHAB	5,000	11/19/2019	LG	100 100
86-036	03/20/1986	1	SINGLE FAM R		12/31/1986	SW	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	11	1.00	1	1.00	1	1.00	630,175	1.00	1	1.00	488,390
300	A	1.204	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.00	57,940

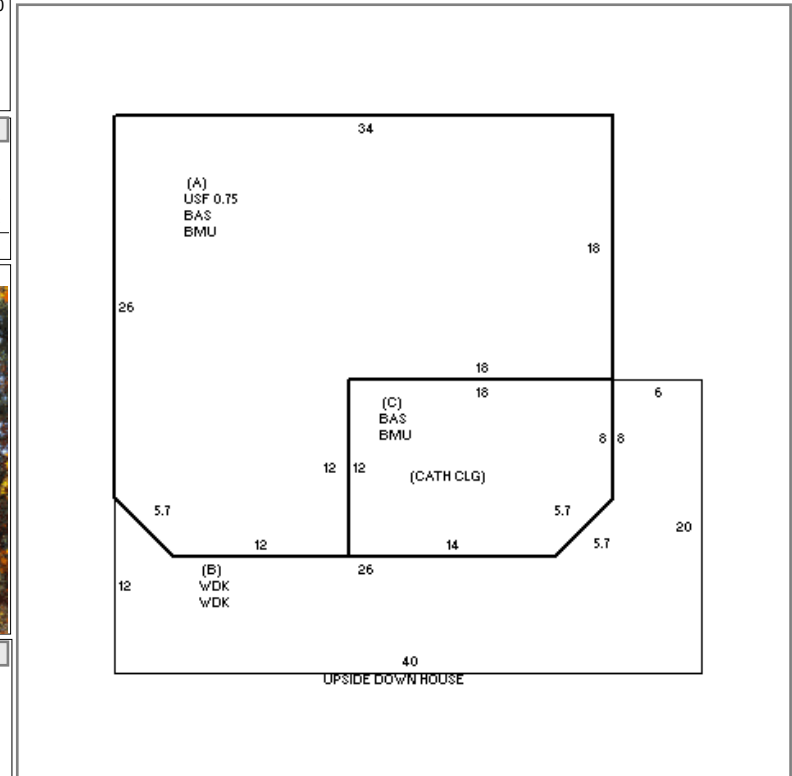
TOTAL	1.979 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION IN 10-LOT SUBDIV (42-238 TO 42-247) PER COVENANTS IN BK 3347/250.			LAND	546,300	475,000
Infl1	NO ADJ		BUILDING	472,700	389,300			
Infl2	NO ADJ		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	1,019,800	865,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 10*10		100	11.00	800



BLDG COMMENTS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2018	LG
MODEL	1		RESIDENTIAL	LIST	4/20/2018	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.020
NET AREA	1,601	DETAIL ADJ	1.000
\$NLA(RCN)	\$416	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2.5	1.00
FIXTURES		8	\$5,600
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	1,004		80.94	81,261
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	796	1986	356.31	283,620
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	597	1986	280.45	167,427
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	816		52.87	43,144
FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BAS AREA	208	1986	356.30	74,111
INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,589.80	10,590
HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER			0.00	
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	665,753	
CONDITION ELEM	CD	
EFF.YR/AGE	1993 / 29	
COND	29 29 %	
FUNC	0	
ECON	0	
DEPR	29 % GD	71
RCNLD	\$472,700	