Key: 1846

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,870

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JANET DESPRES 2015 REVOC TRUST TRS: DESPRES JANET & RICHARD 190 SOUTH ASHBURNHAM RD WESTMINSTER, MA 01473	42-266-0	4 KETTLE HOLE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JANET DESPRES 2015 REVOC	05/23/2022	F	1	35137-149
DESPRES RICHARD & JANET	02/01/1999	QS	64,500	12034-047
DESPRES	02/01/1999	QS	64,500	12034-47

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	%
17-282	10/12/2017	2	ADDITION	26,000	07/25/2019	LG	100	100
12-226	09/20/2012	80	SOLAR TAXABL	23,232	12/20/2012	FC	100	100
12-114	04/30/2012	10	ALL OTHERS	1,500	12/20/2012	FC	100	100
11-006	01/10/2011	6	SHED	900	02/22/2012	FC	100	100
03-064	04/24/2003	10	ALL OTHERS	2,000	09/07/2005	JB	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	360,100	1.00	1 1.00	R03 1.00			279,080
300	A	0.099	11 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			2,720

TOTAL	38,073 SF	ZONING	GR6	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

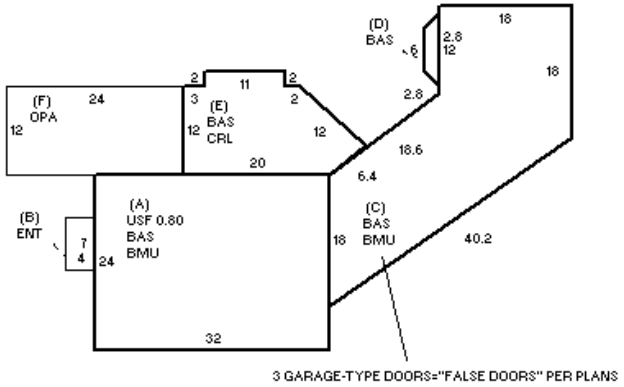
NOTE: 5/23/2022 SF chng per Deed 35137-149. SNA+BOTH SHF'S HAVE SLATE ROOFS. PTD@72 SF ON 12X8 SHF; REST AROUND SFR. FY14=8X11 SHF CHG'D TO SNA PER BP#12-114.

ASSESSED	CURRENT	PREVIOUS
LAND	281,800	245,000
BUILDING	861,200	707,600
DETACHED	14,000	13,400
OTHER	0	0
TOTAL	**1,157,000**	**966,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.18	G 0.90	12*8	2001	96	19.44	1,700
GZB	G 1.18	G 0.90	8 SIDES@6' E	2004	164	26.14	3,900
PTD	G 1.18	G 0.90	CIRCLE 18' D	2009	255	2.71	600
PTD	G 1.18	G 0.90	ANGLED	2004	113	2.71	300
SNA	A 1.00	F+ 0.65	8*11	2012	88	81.80	4,700
SHF	+ 1.10	G 0.90	12*10	2011	120	17.61	1,900
PTD	G 1.18	G 0.90	12*8		96	2.71	200
PTD	G 1.18	G 0.90	9*8		72	2.71	200
WDK	A 1.00	A 0.75	5*12		60	11.00	500

PHOTO 04/26/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/26/2021	LG
LIST	4/26/2021	LG
REVIEW	11/29/2010	MR

BLDG COMMENTS

4/26/2021 Owner confirmed interior data on site (C-19).
HEAT=GEOTHERMAL.

YEAR BLT	2004	SIZE ADJ	0.995
NET AREA	2,385	DETAIL ADJ	1.000
$NLA(RCN)	$440	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,479		82.42	121,901
A	USF	L	UP-STRY FIN	614	2004	303.31	186,230
B	ENT	N	ENCL ENTRY	28		257.73	7,217
+	BAS	L	BAS AREA	1,495	2004	375.92	562,006
E	CRL	N	CRAWL SPACE	276		52.56	14,507
E	BAS	L	BAS AREA	276	2018	375.92	103,755
F	OPA	N	OPEN PORCH	288		89.97	25,911
	GFP	O	GAS FIREPLACE	2		11,569.90	23,140
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,050,266

CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	$861,200		