Key: 1850

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,874

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTA WILLIAM M & SMITH AMY M PO BOX 642 NO TRURO, MA 02652	42-270-0	6 BAYSIDE HILLS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTA WILLIAM M & SMITH A	04/11/2014	F	1	28083-110
COSTA WILLIAM M	11/09/2012	A	75,000	26841-347
COSTA WILLIAM C	07/25/1997	L	49,000	10867-204

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

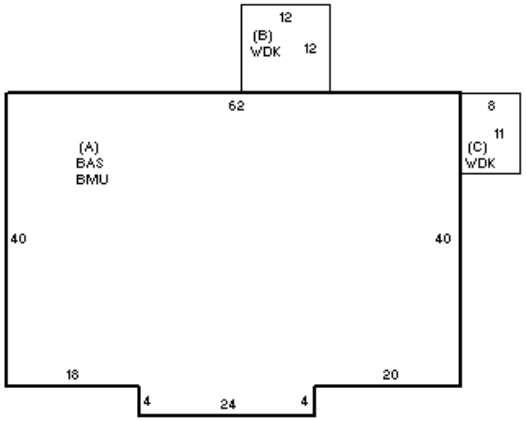
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-041	02/22/2022	80	SOLAR TAXABL	54,131	08/30/2022	LG	100	100
20-118	05/11/2020	1	SINGLE FAM R	350,000	01/03/2023	LG	100	90
02-079	04/23/2002	1	SINGLE FAM R	125,000	12/31/2003		100	100

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	T10	0.85	306,085	1.00	1	1.00	R03	1.00			237,220
300	A	0.005	11	1.00	1	1.00	T10	0.85	23,375	1.00	1	1.00	R03	1.00			120

TOTAL	33,977 SF	ZONING	GR6	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY11 STREET ADDR CHG.		
Infl1	NO ADJ				
Infl2	TOPOGRAPHY				

ASSESSED	CURRENT	PREVIOUS
LAND	237,300	206,400
BUILDING	996,500	386,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,233,800**	**592,400**



Unfin Attic Estimated Per Owner 1000sf

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/03/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/3/2023	LG
LIST	1/3/2023	LG
REVIEW	2/3/2023	JN

BLDG COMMENTS

Basement has very high ceiling.

YEAR BLT	2021	SIZE ADJ	0.990
NET AREA	2,576	DETAIL ADJ	1.000
$NLA(RCN)	$391	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES(FAR)	0	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	$8,400
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN 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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,576		57.75	148,775
A	BAS	L	BAS AREA	2,576	2021	288.22	742,450
+	WDK	N	ATT WOOD DECK	232		55.69	12,921
	ATU	N	UNFIN ATTIC	1,000		81.59	81,595
	FPL	O	FPL, FIREPLACE	1		12,393.30	12,393

TOTAL RCN 1,006,533

CONDITION ELEM	CD

EFF.YR/AGE	2021 / 1		
COND	01	01 %	
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$996,500		