

Key: 1859

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.884

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CURRENT OWNER				PARCEL ID				LOCATION				
SHIELDS ALEXANDRA E & HAMMONDS EVELYNN M 83 FRANKLIN ST WATERTOWN, MA 02472				42-279-0				10 MARSH HAWK TRACE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SHIELDS ALEXANDRA E & RANDELL PRISCILLA J				03/12/2004	O	570,000	18314-33	
				MAGANE KEVIN M & MARTHA R				08/28/1997	QS	213,000	10921-316	
								05/22/1996	P	73,000	10213-069	
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	T11	0.90	1	1.00				439,550
300	A	0.095	11	1.00	1	1.00	1	1.00	R08			4,570

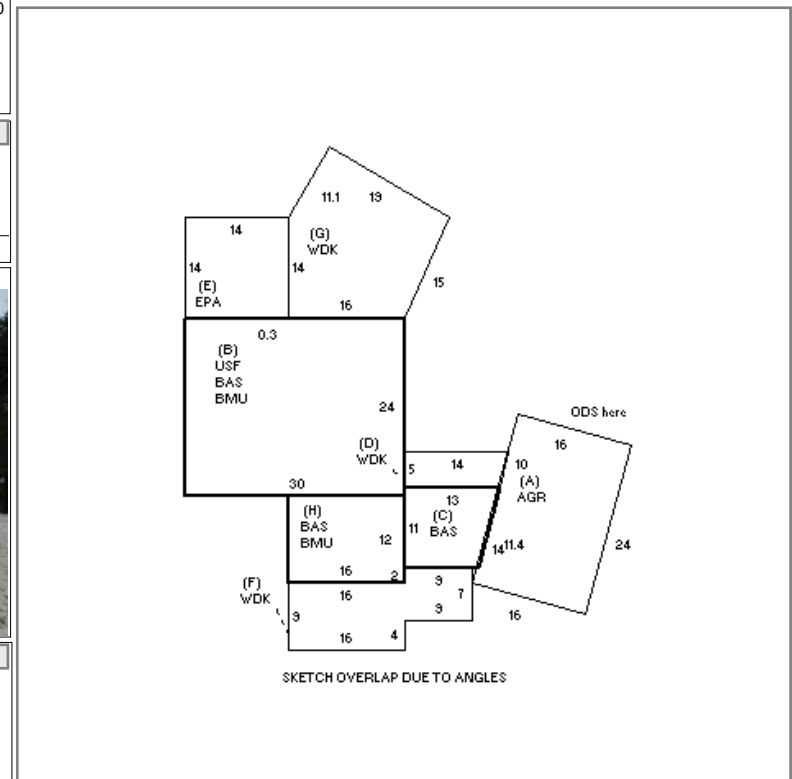
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CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-362	11/25/2020	80	SOLAR TAXABL	8,000	09/15/2021	LG	100	100
20-310X	10/21/2020	4	REHAB		12/29/2020	LG	100	100
18-207	06/19/2018	3	REPAIR/REMOD	78,300	12/27/2019	LG	100	100
04-094	06/07/2004	9	DECK	15,000	05/31/2005	WL	100	100
99-168	10/01/1999	7	GARAGE	30,000	05/01/2000		100	100

TOTAL	37,897 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION			LAND	444,100	386,200
Infl1	TOPOGRAPHY	O	IN 12-LOT SUBDIV (42-275 TO 42-286) PER			BUILDING	696,100	572,100
Infl2	NO ADJ	T	COVENANTS IN BK 7393/234.			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,140,200	958,300

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	12/27/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY21 chngs per bldg renovation plan, interior data estimated pending Assess. access.

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YEAR BLT	1996	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	818,949
NET AREA	1,759	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	384		122.53	47,051		
\$NLA(RCN)	\$466	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	912		89.61	81,721		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	720	1996	294.13	211,777		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,039	1996	377.51	392,232		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	640		56.02	35,852		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	196		163.76	32,097		
				HEATING/COOLING	2	HOT WATER	1.02	GFP	O	O	GAS FIREPLACE	1		11,220.00	11,220		
				FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUT DOOR SHOWER			0.00			
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$696,100