

Key: 1888

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.911

LEGALLAND

CURRENT OWNER		PARCEL ID		LOCATION	
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666		43-10-0		10 WALSH WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TOWN OF TRURO		02/28/2020	E		32722-331
10 WALSH WAY REAL EST TR		06/04/2003	99		17034-46
TEN WALSH WAY REAL EST TR		07/02/2002	99		15327-145

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
9310	100	IMP.SELECT/CITY CNCL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SS19-15	01/01/2018	50	SPLIT SUB		06/27/2018	JN	100 100
97-171	11/01/1997	1	SINGLE FAM R	86,000	06/01/1999		100 100
96-123	08/01/1996	9	DECK		06/01/1999		100 100
96-101	07/01/1996	6	SHED	1,200	06/01/1999		100 100
94-95	07/15/1994	2	ADDITION	500	09/05/1995		100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.199	12	1.00	1	1.00	1	1.00	R03	1.00		5,470

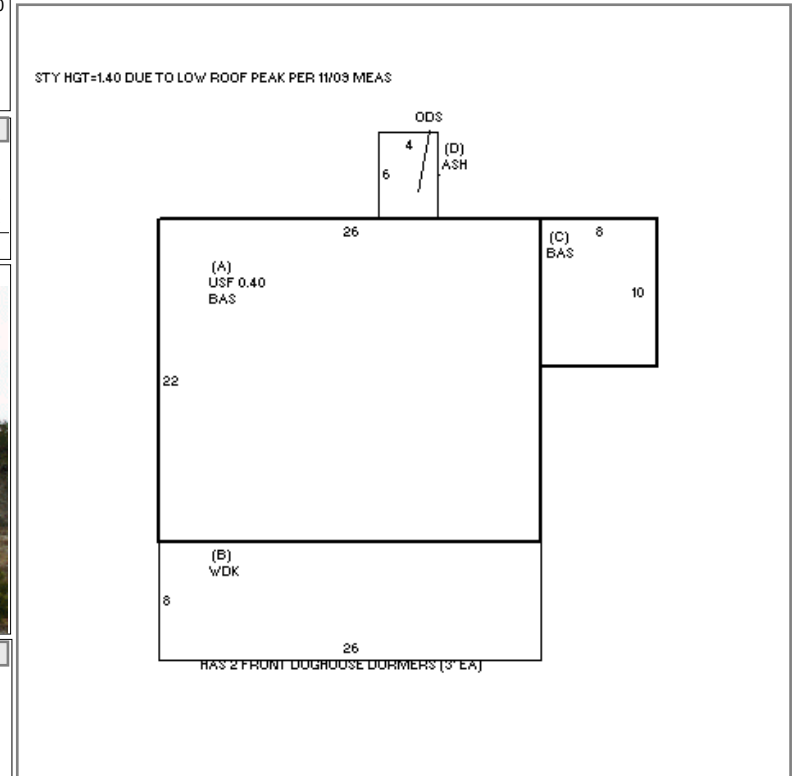
TOTAL	42,447 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	SEE 2/89 UNREC PRELIM SUBDIV PLAN FOR TOWN OF TRURO (NO FINAL PLAN).			LAND	284,600	247,400
Inf1	NO ADJ		BUILDING	167,700	144,700			
Inf2	NO ADJ		DETACHED	5,700	5,400			
			OTHER	0	0			
<b>TOTAL</b>			<b>458,000</b>	<b>397,500</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*12	1997	144	16.01	1,700
SHF	A	1.00	A 0.75 12*12	1997	144	16.01	1,700
DGF	A	1.00	D 0.20 16*24+8*12	1997	480	23.89	2,300



BUILDING	CD	ADJ	DESC	MEASURE	1/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/2/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00



DETACHED

BUILDING

YEAR BLT	1940	SIZE ADJ	1.050
NET AREA	881	DETAIL ADJ	1.000
\$NLA(RCN)	\$328	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.4	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	652	1940	328.51	214,190
A	USF	L	UP-STRY FIN	229	1940	259.88	59,512
B	WDK	N	ATT WOOD DECK	208		58.50	12,168
D	ASH	N	ATT SHED	24		45.33	1,088

TOTAL RCN	289,058	
CONDITION ELEM	CD	
EFF.YR/AGE	1970 / 52	
COND	42 42 %	
FUNC	0	
ECON	0	
DEPR	42 % GD	58
RCNLD	\$167,700	