

Key: 1891

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.915

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF TRURO PO BOX 2030 TRURO, MA 02666				43-13-0				13 WALSH WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOWN OF TRURO				02/28/2020	E		32722-331				
WALSH RUTH C REAL ESTATE				09/06/2007	99		15998-329+				
WALSH RUTH C REAL EST TRU				11/29/2002	99		15998-329				

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	%
94-61	05/25/1994	6	SHED	1,600	06/10/1994		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	360,100	1.00	1	1.00	279,080
300	A	1.325	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	36,440

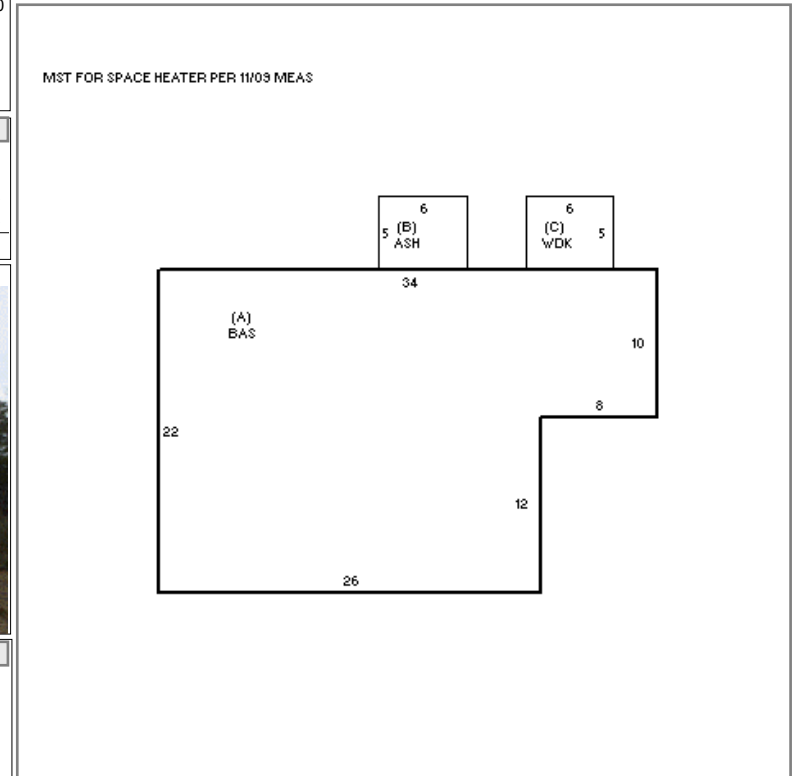
TOTAL	2.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY21 Acreage chng per Deed Bk 32722 Pg 339, document pg 9.	LAND	315,500	274,300			
Inf1	NO ADJ		BUILDING	110,500	95,400			
Inf2	NO ADJ		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	427,900	371,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*12	1994	144	16.01	1,700
PTD	-	0.90	A- 0.70 9*14		126	2.07	200



BUILDING	CD	ADJ	DESC	MEASURE	1/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/2/2009	EST
STYLE	6	0.90	COTTAGE/BUNG [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	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00



YEAR BLT	1940	SIZE ADJ	1.060
NET AREA	652	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	0.880
CAPACITY	UNITS	ADJ	
STORIES(FAR)	1	1.00	
ROOMS	0	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	0	1.00	

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	190,451
A	BAS	L	BAS AREA	652	1940	283.34	184,740	CONDITION ELEM	CD
B	ASH	N	ATT SHED	30		39.08	1,173		
C	WDK	N	ATT WOOD DECK	30		81.28	2,438		
								EFF.YR/AGE	1970 / 52
								COND	42 42 %
								FUNC	0
								ECON	0
								DEPR	42 % GD 58
								RCNLD	\$110,500