

Key: 1939

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.962

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EST ROBBINS BERNARD F & MARY D PO BOX 2025 TRURO, MA 02666-2025				43-64-0				41 SYLVAN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
EST ROBBINS BERNARD F & M				11/09/1970	99			1490-133			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98-007	01/01/1998	1	SINGLE FAM R	80,000	01/01/2000		100	100
92-087	08/01/1992	1	SINGLE FAM R	23,000	06/06/1994		100	100

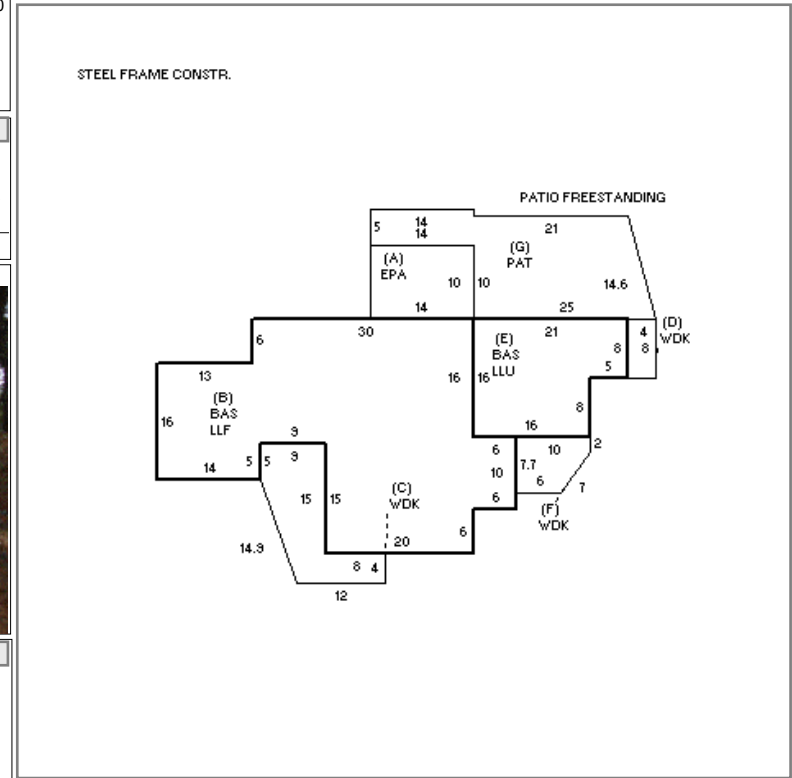
LAND

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	0.415	12	1.00	1	1.00	1	1.00	R03	1.00		11,410

TOTAL	1.190 Acres	ZONING	RES	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY11 - RMVD LAND CODE 200			LAND	290,500	252,600	
Inf1	NO ADJ		BUILDING	750,700	621,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	123,100	106,100			
			TOTAL	1,164,300	980,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	REF
MODEL	1		RESIDENTIAL	LIST	4/5/2019	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS
4/5/19 Meas, List & photos REF.

G

YEAR BLT	1998	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	987,786
NET AREA	2,462	DETAIL ADJ	1.000	FOUNDATION			1.00	A	EPA	N	ENCL PORCH	140		190.04	26,605		
\$NLA(RCN)	\$401	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLF	L	LOWER LEVEL FIN	1,083	1998	269.30	291,654		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,379	1998	412.10	568,287		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	266		74.11	19,713		
				FLOOR COVER	2	SOFTWOOD	1.00	E	LLU	N	LOWER LEVEL UNF	296		213.23	63,116		
				INT. FINISH	2	DRYWALL	1.00	G	PAT	N	PATIO	392		20.38	7,989		
				HEATING/COOLING	3	RADIANT	1.02	MST	O	O	MASONRY STACK	1		4,122.70	4,123		
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		5	1.00														
BEDROOMS		1	1.00														
BATHROOMS		2.5	1.00														
FIXTURES		9	\$6,300														
UNITS		0	1.00														
																CONDITION ELEM	CD
																EFF.YR/AGE	1998 / 24
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$750,700

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.963

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EST ROBBINS BERNARD F & MARY D				43-64-0				41 SYLVAN LN			
PO BOX 2025				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
TRURO, MA 02666-2025											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

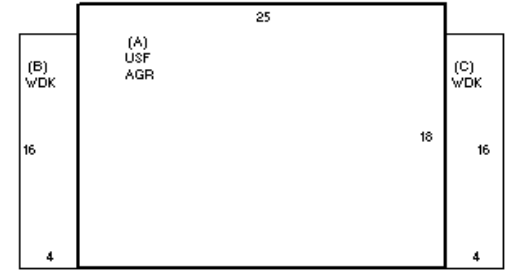
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	123,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



OVERHANG IS COSMETIC AND NOT USF.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	REF
MODEL	1		RESIDENTIAL	LIST	4/5/2019	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 4/5/19 Meas, List & photos REF. Owner confirmed kitchen in Bldg #2. FY06=CORRECTED AGL TO AGR ON BLDG #2. FY12 HEAT CHG PER OWNER 6/27/11.

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	173,334
NET AREA	450	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	450		103.30	46,483	CONDITION ELEM	CD
\$NLA(RCN)	\$385	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	450	1993	255.82	115,119		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	128		64.31	8,232		
STORIES(FAR)	2		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	0		1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2		1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1.5		1.00	HEATING/COOLING	3	RADIANT	1.02										
FIXTURES	5	\$3,500		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0		1.00														
																EFF.YR/AGE	1993 / 29
																COND	29 29 %
																FUNC	0
																ECON	0
																DEPR	29 % GD 71
																RCNLD	\$123,100