

Key: 1948

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.972

LEGAL

LAND

DETACHED

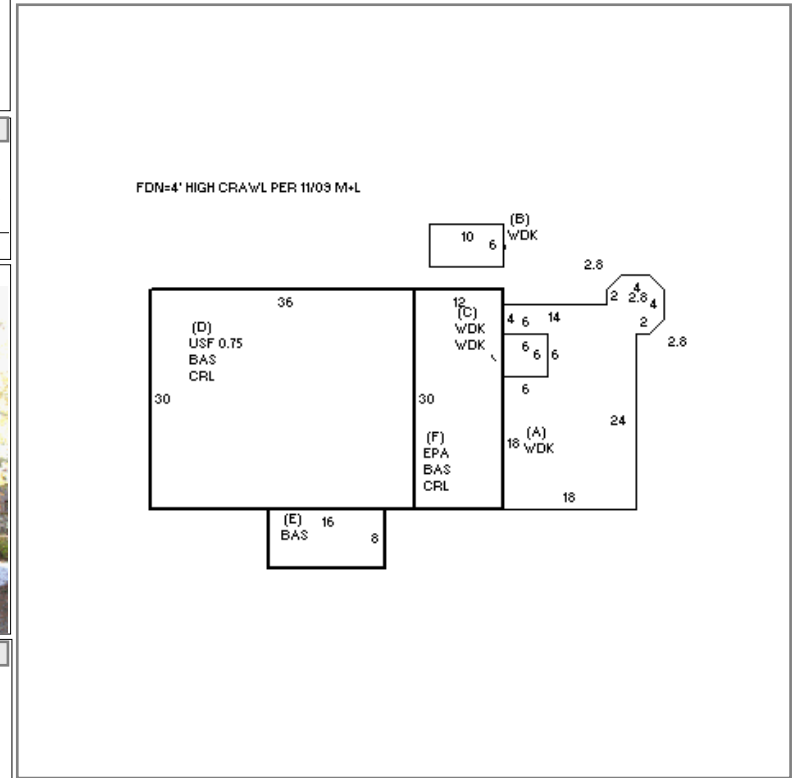
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ROBERT A WELLS REV TR TRS:ROBERT A WELLS ET AL 1154 WASHINGTON ST #9 BOSTON, MA 02118				43-73-0				28 SYLVAN LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
ROBERT A WELLS REV TR				06/03/2016	F	10 29695-210						
28 SYLVAN LANE REALTY TR				06/21/2001	99	13959-026						
WELLS ROBERT A JR & CHRIS				02/01/1983	99	3665-324						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	12	1.00	1	1.00	1	1.00	R03	1.00		249,680

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 %
CYC 15-300	05/17/2023	30	CHECK DATA		10/21/2022	LG	100 100
12-277	12/02/2015	3	REPAIR/REMOD	20,000	05/18/2017	LG	100 100
	11/07/2012	3	REPAIR/REMOD	50,000	08/07/2013	FC	100 100
		30	CHECK DATA		01/01/2002	BT	100 100

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	249,700	217,100
Inf1	NO ADJ		BUILDING	669,400	543,000			
Inf2	NO ADJ		DETACHED	1,000	1,000			
			OTHER	80,300	67,800			
						<b>TOTAL</b>	<b>1,000,400</b>	<b>828,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 6*10		60	19.44	1,000



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/18/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1973	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	956,233
NET AREA	2,378	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	WDK	N	ATT WOOD DECK	642		55.19	35,430	CONDITION ELEM	CD
\$NLA(RCN)	\$402	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	CRL	N	CRAWL SPACE	1,440		39.53	56,930		
CAPACITY				ROOF SHAPE	3	GAMBRELL	1.00	D	USF	L	UP-STRY FIN	810	1973	286.81	232,316		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,568	1973	364.61	571,709			
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	F	EPA	N	ENCL PORCH	360		144.34	51,964			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	MST	O	MASONRY STACK	1			3,684.10	3,684			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER	1			0.00				
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00											
UNITS	1	1.00	EFF.YR/AGE 1990 / 32														
COND 30 30 %																	
FUNC 0																	
ECON 0																	
DEPR 30 % GD 70																	
RCNLD \$669,400																	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.973

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ROBERT A WELLS REV TR		43-73-0		28 SYLVAN LN	
TRS:ROBERT A WELLS ET AL		TRANSFER HISTORY		DOS	T
1154 WASHINGTON ST #9				SALE PRICE	BK-PG (Cert)
BOSTON, MA 02118					

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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	80,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(B) WDK	16
3	
(C) BAS	16
10	
(A) USF 0.80 BAS	16
10	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/18/2017	LG
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%]			

BLDG COMMENTS  
Has kitchenette w/oven.

INDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	116,317
NET AREA	448	DETAIL ADJ	1.010	FOUNDATION			1.00	A	BAS	L	BAS AREA	160	1973	252.12	40,339	CONDITION ELEM	CD
\$NLA(RCN)	\$260	OVERALL	0.830	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	128	1973	200.45	25,657		
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBRELL	1.00	B	WDK	N	ATT WOOD DECK	144		49.88	7,183		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	160	1973	252.12	40,339		
ROOMS	0	1.00		FLOOR COVER	6	OTHER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	4	\$2,800		FUEL SOURCE	8	NONE	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$80,300