

Key: 1963

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.989

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCQUEEN JEFFREY C & KAHN AMY E 156 SHUTESBURY AMHERST, MA 01002				43-88-0				9 SYLVIA WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCQUEEN JEFFREY C & GRIPPI MARIO A & CATHY				06/13/2013	QS	945,000	27458-63	
				GRIPPI MARIO A & CATHY				04/04/2003	99	16694-199		
								05/18/2001	QS	495,000 13847-101		

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 %
CYC	05/16/2023	30	CHECK DATA		10/20/2022	LG	100 100
20-159X	06/29/2020	6	SHED	2,100	10/15/2020	LG	100 100
15-074	04/09/2015	9	DECK	2,910	09/14/2015	FC	100 100
14-250	11/18/2014	90	BP NVC	2,350	09/14/2015	FC	100 100
03-240	12/08/2003	2	ADDITION	260,000	09/01/2005	JB	100 100

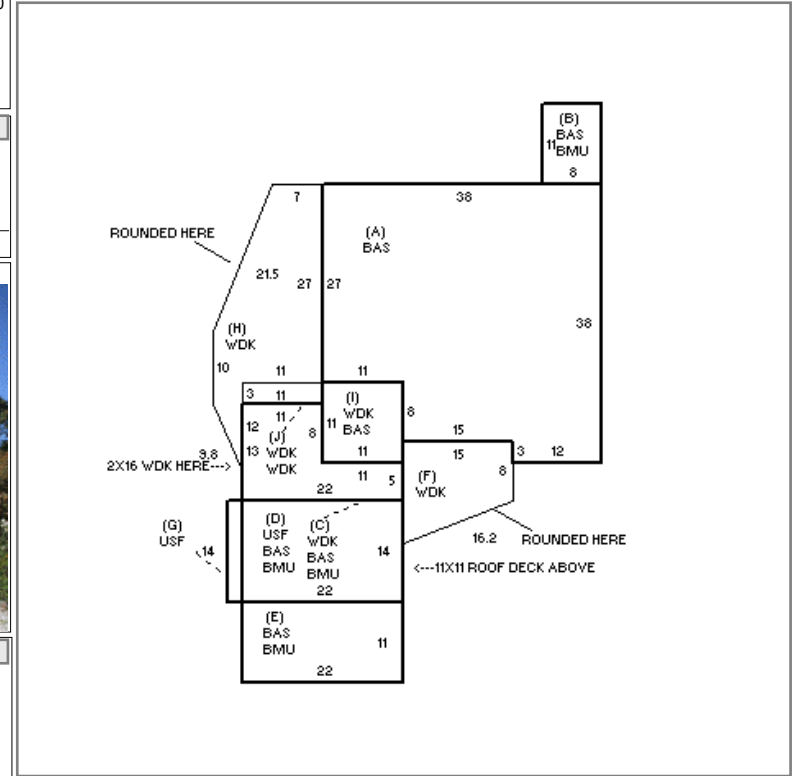
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1 1.00	1 1.00	414,115	1.00	1 1.00	V4	1.15		320,940
300	A	1.125	12 1.00	1 1.00	1 1.00	31,625	1.00	1 1.00	V4	1.15		35,580

TOTAL	1.900 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N SEPT 2015: ST1 HAS NEW ROOF, WINDOWS & SIDING. SUBJECT TO 25' BUFFER STRIP F/B/O				LAND	356,500	310,000
Inf1	NO ADJ	T 43-187+HAS BENEFIT OF DRIVEWAY EASEMENT+25'				BUILDING	1,013,500	868,700
Inf2	NO ADJ	E BUFFER STRIP ON 43-187 PER BK 13847/101.				DETACHED	15,000	13,700
					OTHER	0	0	
					TOTAL	1,385,000	1,192,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18 G	0.90 9*12		108	112.57	10,900
WDK	A	1.00 G	0.90 ON ST1 10*11		110	11.00	1,100
SHF	G	1.18 E	1.00 10*12	2020	120	18.89	2,300
WDK	A	1.00 A	0.75 IRREG, ON SH	2020	39	11.00	300
WDK	G	1.18 G	0.90 ODS ON ST1 5		35	12.98	400



BLDG COMMENTS  
ODS ON ST1.



YEAR BLT	1951	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,388,326
NET AREA	2,571	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,487	1951	472.51	702,624	CONDITION ELEM	CD
\$NLA(RCN)	\$540	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	836		121.70	101,743		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	748	2004	472.51	353,438		
STORIES(FAR)	2	1.00		ROOF COVER	7	ROLL	1.00	+	WDK	N	ATT WOOD DECK	905		76.08	68,857		
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	336	2004	405.60	136,282		
BEDROOMS	4	1.00		INT. FINISH	3	WOOD PANEL	1.00		WDK	N	ATT WOOD DECK	121		101.44	12,275		
BATHROOMS	3	1.00		HEATING/COOLING	1	FORCED AIR	1.00		WDK	N	ATT WOOD DECK	32		147.12	4,708		
FIXTURES	12	\$8,400		FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00			
UNITS	1	1.00							ODS	O	OUT DOOR SHOWER	1		0.00			
EFF. YR/AGE 1995 / 27																	
COND 27 27 %																	
FUNC 0																	
ECON 0																	
DEPR 27 % GD 73																	
RCNLD \$1,013,500																	