

Key: 2039

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.076

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CURRENT OWNER		PARCEL ID	LOCATION		
GREENSPAN HAROLD Z & ARLENE 14 BRADDOCK PARK UNIT 1 BOSTON, MA 02116		43-167-0	6 MORRIS AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GREENSPAN HAROLD Z & ARLENE		04/30/2008	QS	530,000	22875-165
BROUS IRA J & ANNE S		11/15/1995	QS	196,000	9931-342
COSTA SHAWN/MCCABE SUSAN		12/19/1990	QS	50,000	7390-135


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 %
20-301X	10/19/2020	4	REHAB	7,000	12/29/2020	LG	100 100
91-079	07/29/1991	1	SINGLE FAM R	110,000	07/29/1992		100 100

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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	0.035	12	1.00	1	1.00	1	1.00	R03	1.00		960

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	FY16 CORR LPI-NO VIEW			LAND	280,000	243,500
Inf1	NO ADJ		BUILDING	511,700	432,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>791,700</b>	<b>676,100</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/10/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/1/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	731,055		
NET AREA	1,960	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		80.10	67,287	CONDITION ELEM CD			
\$NLA(RCN)	\$373	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,120	1991	337.47	377,970				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	840	1991	260.26	218,616				
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	BGR	N	SF BSMT GARAGE	280		105.86	29,642				
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	265		60.09	15,925				
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		16,716.10	16,716				
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ																
STORIES(FAR)		1.75	1.00																
ROOMS		7	1.00																
BEDROOMS		3	1.00																
BATHROOMS		2	1.00																
FIXTURES		7	\$4,900																
UNITS		1	1.00																
EFF.YR/AGE		1991 / 31																	
COND		30 30 %																	
FUNC		0																	
ECON		0																	
DEPR		30 % GD 70																	
RCNLD		\$511,700																	

