

Key: 2059

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.097

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
BERIT PRATT 2006 LIVING TRST & CORNELIA E SMITH 2006 LIV TRST 20 NOTRE DAME AVE CAMBRIDGE, MA 02140										43-187-0				7 SYLVIAS WAY			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
BERIT PRATT 2006 LIVING T										07/15/2021	F	1	34298-29				
PRATT BERIT & CADY CARMEL										03/31/2013	QS	540,000	28061-196				
										04/04/2008	QS	300,000	22811-227				

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	%
22-193X	04/25/2022	6	SHED	6,600	10/20/2022	LG	100	100
21-207	06/09/2021	80	SOLAR TAXABL	50,436	11/12/2021	LG	100	100
21-126X	04/23/2021	4	REHAB	8,710	08/06/2021	LG	100	100
20-352	11/24/2020	80	SOLAR TAXABL	35,000			100	100
14-077	05/07/2014	3	REPAIR/REMOD	45,000	09/17/2014	FC	100	100

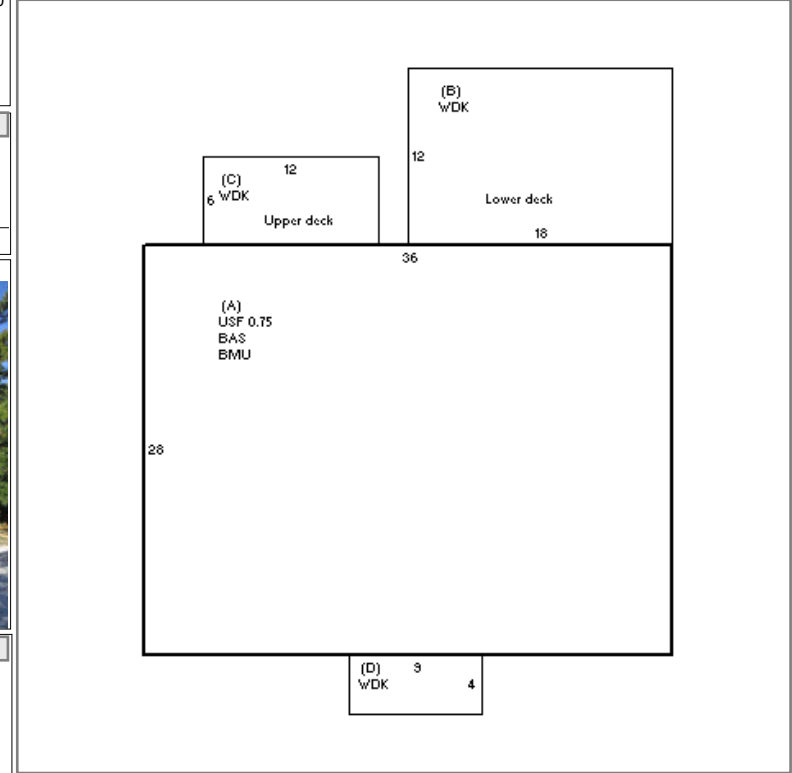
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.145	12	1.00	1	1.00	1	1.00	R03	1.00		3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	SUBJECT TO DRIVEWAY EASEMENT+25' BUFFER			LAND	283,100	246,100
Inf1	NO ADJ	O	STRIP F/B/O 43-88+HAS BENEFIT OF 25' BUFFER			BUILDING	612,300	525,100
Inf2	NO ADJ	T	STRIP ON 43-88 PER BK 13847/101.			DETACHED	1,900	0
		E				OTHER	0	0
						TOTAL	897,300	771,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/20/2022
SHF	G	1.18	G 0.90 8*14	2022	112	18.89	1,900		

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/20/2022	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%]			

YEAR BLT	2009	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	687,940
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		80.14	80,785		
\$NLA(RCN)	\$390	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	2009	352.81	355,635		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	2009	274.89	207,819		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	324		59.34	19,225		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		17,475.90	17,476		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ	EFF.YR/AGE	2011 / 11
STORIES(FAR)	1.75	1.00	COND	11 11 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	4	1.00	ECON	0
BATHROOMS	3	1.00	DEPR	11 % GD 89
FIXTURES	10	\$7,000	RCNLD	\$612,300
UNITS	0	1.00		