

Key: 2062

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.100

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH CHRISTOPHER S 62 DAY STREET NEWTON, MA 02466				43-190-0				4 ANDREW WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALSH CHRISTOPHER S				05/26/2017	QS	650,000	30515-328				
MORRIS GREGORY F & JENNIF				10/29/2015	U	200,000	29233-332				
CHARIOT REALTY TR				01/21/1999	N	385,000	12008-019				

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	%
15-023	02/09/2015	1	SINGLE FAM R	111,000	12/17/2015	FC	100	100

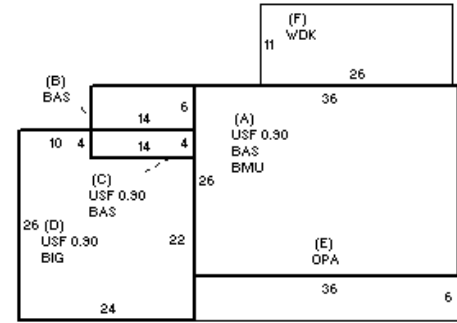
LAND

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	0.146	12	1.00	1	1.00	1	1.00	R03	1.00		4,020

TOTAL	40,100 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	283,100	246,100			
Inf1	NO ADJ		BUILDING	947,900	778,100			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	1,231,000	1,024,200			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2015	FC
MODEL	1		RESIDENTIAL	LIST	9/24/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	2015	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,019,252	
NET AREA	2,480	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		93.23	87,260	CONDITION ELEM	CD	
\$NLA(RCN)	\$411	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,404	2015	290.40	407,724			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,076	2015	392.76	422,606		
STORIES(FAR)	1.9	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BIG	N	BUILT-IN GARAGE	568		95.69	54,354				
ROOMS	6	1.00	FLOOR COVER	1		1.00	E	OPA	N	OPEN PORCH	216		90.77	19,606				
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	286		69.94	20,003				
BATHROOMS	3.5	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03												
FIXTURES	11	\$7,700	FUEL SOURCE	2	GAS	1.00												
UNITS	1	1.00																
																EFF.YR/AGE	2015 / 7	
																COND	07 07 %	
																FUNC	0	
																ECON	0	
																DEPR	7 % GD 93	
																RCNLD	\$947,900	