

Key: 2071

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.109

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WATSON ROM P & SUSAN B C/O CLACKSON TIMOTHY P & GRACE 14 WINTHROP RD LEXINGTON, MA 02421		43-199-0		11 SANDY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CLACKSON TIMOTHY P & GRAC		04/12/2023	QS	2,200,000	35728-316
WATSON ROM P & SUSAN B		12/10/1999	QS	169,000	12698-097+


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 %
01-097	01/01/2002	50	SPLIT SUB				100 100
	06/13/2001	1	SINGLE FAM R	550,000	07/25/2003	BT	100 100

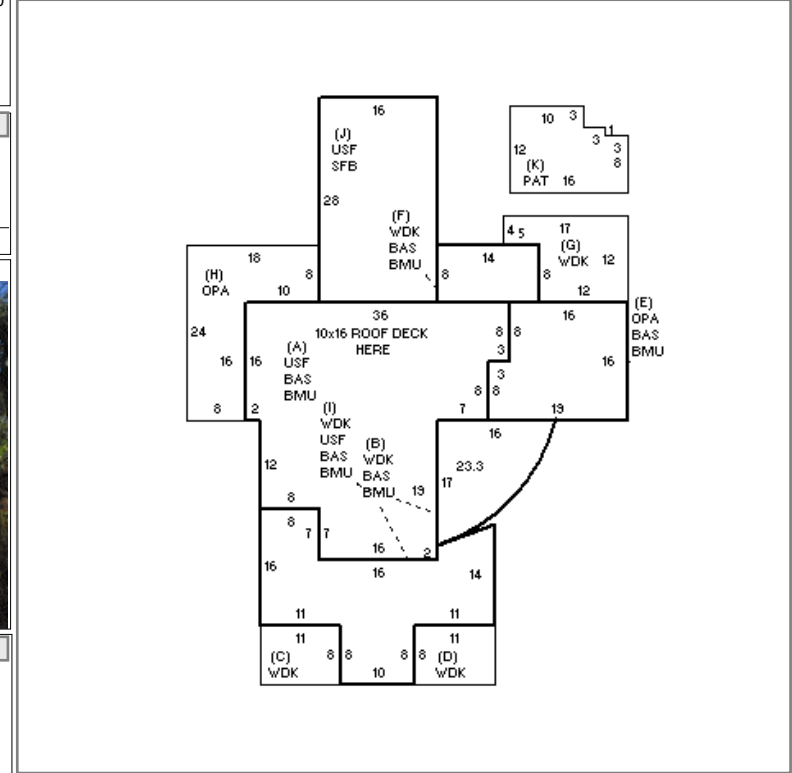
LAND

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	1.495	12	1.00	1	1.00	1	1.00	R03	1.00		41,110

TOTAL	2.270 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	320,200	278,400
Inf1	NO ADJ		BUILDING	1,777,700	1,718,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,097,900	1,997,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/10/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2023	LG
MODEL	1		RESIDENTIAL	LIST	7/5/2023	LG
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2001	SIZE ADJ	0.975
NET AREA	3,562	DETAIL ADJ	1.000
\$NLA(RCN)	\$616	OVERALL	1.320
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	0	1.00	
BEDROOMS	5	1.00	
BATHROOMS	4.5	1.00	
FIXTURES	17	\$11,900	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,979		105.85	209,484
+	BAS	L	BAS AREA	1,979	2001	507.06	1,003,480
+	USF	L	UP-STRY FIN	1,583	2001	390.22	617,723
+	WDK	N	ATT WOOD DECK	1,087		78.32	85,130
+	OPA	N	OPEN PORCH	552		101.64	56,106
J	SFB	N	BAS SEMI-FIN	448		374.47	167,761
K	PAT	N	PATIO	171		28.89	4,940
	WDK	N	ATT WOOD DECK	100		120.09	12,009
	F21	O	FPL 2S IOP	1		26,141.70	26,142
	ODS	O	OUT DOOR SHOWER	2		0.00	

TOTAL RCN	2,194,674
CONDITION ELEM	CD
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$1,777,700