

Key: 2200

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.244

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GREENWALD ALAN & SONDR 27 ROCKWOOD LANE UPTON, MA 01568				45-93-0				4 JILLMAR LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GREENWALD ALAN & SONDR				06/19/1990	A			7198-343			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-192	11/01/2001	2	ADDITION	90,000	06/29/2003	TEG	100	100
89-091	06/01/1989	3	REPAIR/REMOD		12/31/1989		100	100
89-091	06/01/1989	7	GARAGE	3,600	12/31/1989		100	100

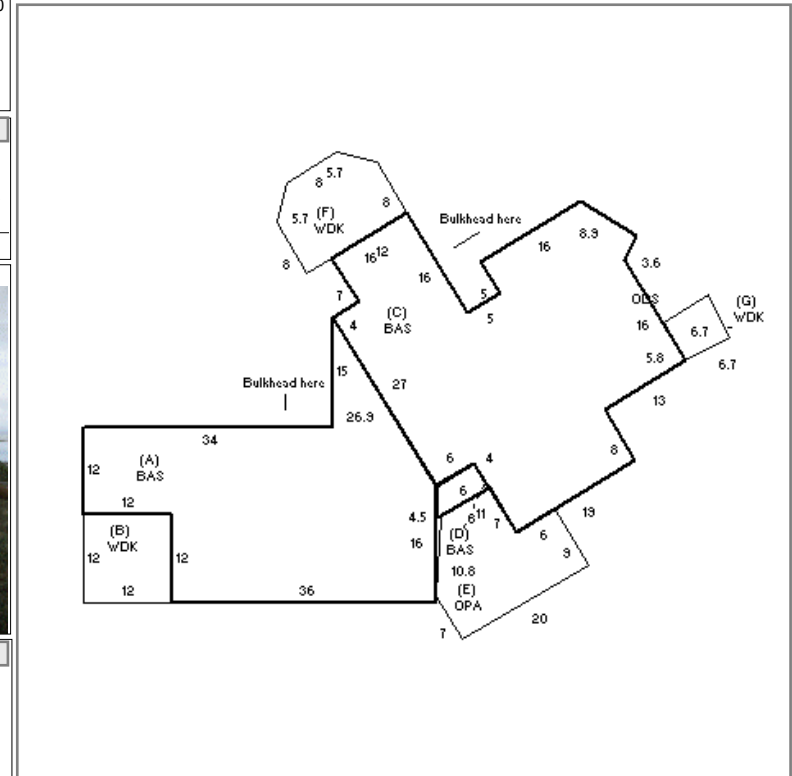
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00 1	828,230	1.00 1	1.00 1.00	V8	2.30		641,880
300	A	0.165 13	1.00 1	1.00 1	1.00 1	63,250	1.00 1	1.00 1.00	V8	2.30		10,440

TOTAL	40,947 SF	ZONING	RES	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	652,300	567,200			
Infl1	NO ADJ		BUILDING	601,600	488,800			
Infl2	NO ADJ		DETACHED	9,700	9,200			
			OTHER	29,300	25,400			
TOTAL				1,292,900	1,090,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 26*22		572	22.58	9,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/18/2012	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Per July 2002 List, Main dwlg has 3BR, 3 BA and kitchen. Apt has 1 BR 1 BA and kitchen.

YEAR BLT	1955	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	871,948	
NET AREA	2,341	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,341	1955	319.67	748,351	CONDITION ELEM	CD	
\$NLA(RCN)	\$372	OVERALL	0.998	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	364		58.34	21,235			
				ROOF SHAPE	4	FLAT/SHED	1.00	E	OPA	N	OPEN PORCH	251		80.16	20,121			
				ROOF COVER	8	BUILT-UP T&G	1.00		BMU	N	BSMT UNFINISHED	456		93.29	42,538			
				FLOOR COVER	4	TILE	1.00		F11	O	FPL 1S 1OP	1		12,370.90	12,371			
				INT. FINISH	2	DRYWALL	1.00		KIT	O	XTRA KITCHEN	1		18,931.40	18,931			
				HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER	2		0.00				
				FUEL SOURCE	3	ELECTRIC	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		0	1.00															
BEDROOMS		4	1.00															
BATHROOMS		4	1.00															
FIXTURES		12	\$8,400															
UNITS		2	.95															
EFF.YR/AGE		1983 / 39																
COND	31		31 %															
FUNC	0																	
ECON	0																	
DEPR	31		% GD 69															
RCNLD			\$601,600															

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CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	29,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/18/2012	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
July 2002 List, per tenant, has 1 BR, 1 BA, KITCH, TILE FLR.

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	50,506
NET AREA	192	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	192	1955	252.12	48,406	CONDITION ELEM	
\$NLA(RCN)	\$263	OVERALL	0.830	EXT. COVER	1	WOOD SHINGLES	1.00		ODS	O	OUT DOOR SHOWER			0.00		CD	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	0	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	5	OTHER	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1970 / 52
																COND	42 42 %
																FUNC	0
																ECON	0
																DEPR	42 % GD 58
																RCNLD	\$29,300