

Key: 2210

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.257

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ARMSTRONG JAMES J TR 12-23-05		45-107-0		10 HIGH RIDGE RD EXT	
TRS: ARMSTRONG JAMES & LINDA		TRANSFER HISTORY		DOS	T
19 DOUGLAS DR		ARMSTRONG JAMES J TR 12-2		04/27/2012	A
MANSFIELD, MA 02048-1056		ARMSTRONG JAMES J & LINDA		02/26/1986	99
		SALE PRICE	BK-PG (Cert)		
			10 26283-95		
			4939-113		

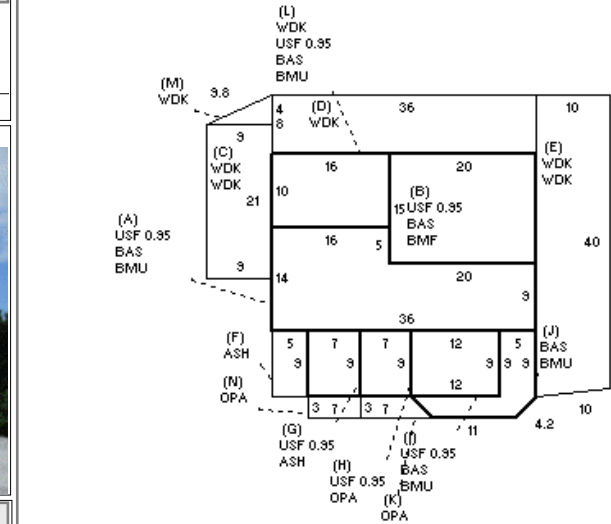
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-033	01/26/2022	80	SOLAR TAXABL	54,040	07/19/2022	LG	100 100
20-318X	10/26/2020	6	SHED	3,000	01/12/2021	LG	100 100
14-168	08/18/2014	9	DECK	45,490	10/06/2015	FC	100 100
04-212	11/29/2004	2	ADDITION	75,000	05/08/2006	WL	100 100
87-142	09/02/1987	1	SINGLE FAM R	95,000	12/31/1988	SW	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 11 1.00	1	1.00	1	990,275	1.00	1	1.00	V12	2.75	767,460
300	A	0.155 11 1.00	1	1.00	1	75,625	1.00	1	1.00	V12	2.75	11,720

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	779,200	652,900			
Inf1	NO ADJ		BUILDING	769,700	632,300			
Inf2	NO ADJ		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	1,550,500	1,286,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 E	1.00 8*10	2020	80	19.44	1,600



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/30/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3/30/2022 Owner confirmed interior data at door.
Flooring tile and carpet.

BUILDING

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	938,630		
NET AREA	2,102	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	759		94.56	71,773	CONDITION ELEM	CD		
\$NLA(RCN)	\$447	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,059	1986	377.27	399,524				
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	1,043	1986	287.95	300,327				
STORIES(FAR)	1.95	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BMF	N	BSMT FINISH	300		177.44	53,233				
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	1,654		55.98	92,596				
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	+	ASH	N	ATT SHED	108		52.04	5,620				
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	110		96.88	10,656				
FIXTURES	7	\$4,900		FUEL SOURCE	3	ELECTRIC	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
UNITS	1	1.00																EFF.YR/AGE	2004 / 18
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	18 % GD 82		
																RCNLD	\$769,700		