

Key: 2239

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.282

LEGAL

LAND

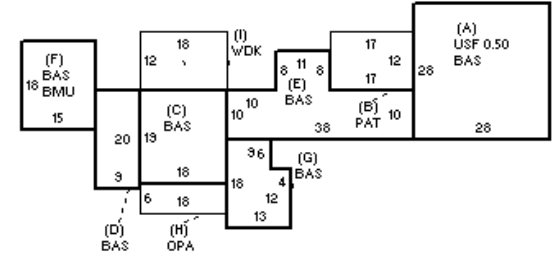
CURRENT OWNER										PARCEL ID				LOCATION			
ROSENBERG JAY & MARKELL JENNIFER 10 WYMAN RD CAMBRIDGE, MA 02138										46-11-0				91 CASTLE RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
ROSENBERG JAY & TABAKIN STEWART & TABAKIN STEWART &										04/30/2021		V		1,875,000		34068-206	
										07/11/2014		A		28258-5			
										11/07/1997		G		660,000		28258-1	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	13	1.00	1	1.00	1	1.00	414,115	1.00	1	1.00	R05	1.15	320,940		
300	A	4.745	13	1.00	1	1.00	1	1.00	31,625	1.00	1	1.00	R05	1.15	150,060		
400	F	300	13	1.00	1	1.00	1	1.00	299	1.00	1	1.00	R05	1.15	89,700		

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	%
21-417X	11/24/2021	4	REHAB	33,200	01/27/2022	LG	100	100
18-003	01/05/2018	3	REPAIR/REMOD	85,000	12/18/2018	LG	100	100
17-246X	09/10/2017	3	REPAIR/REMOD	39,045	12/18/2018	LG	100	100
98-138	08/01/1998	2	ADDITION	87,500	04/01/1999		100	100

DETACHED

TOTAL	5.520 Acres				ZONING	RES	FRNT	0			ASSESSED	CURRENT	PREVIOUS	
Nbhd	CORN HILL				N O T E	FY07=CHGD ACRES PER PLAN 106-129. CODE 400 FOR SUBDIVIDABILITY (CAN COMBINE W/ 46-353).						LAND	560,700	488,800
Inf1	NO ADJ					LAND	816,300	667,100						
Inf2	NO ADJ					OTHER	1,000	900						
											OTHER	0	0	
											<b>TOTAL</b>	<b>1,378,000</b>	<b>1,156,800</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	P 0.45	12*13	156	13.99	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/18/2018	REF
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
PER DEC 2015 LIST: HEAT=FHA+FWH; 2S/2OP FPL NON-WORKING.

YEAR BLT	1800	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,166,176		
NET AREA	2,646	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,462	1800	415.28	607,145	CONDITION ELEM	CD		
\$NLA(RCN)	\$441	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	392	1800	356.48	139,740				
				ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PATIO	204		23.37	4,767				
				ROOF COVER	2	WOOD SHINGLES	1.01	C	BAS	L	BAS AREA	342	2018	415.28	142,027				
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	450	1998	415.28	186,877				
				INT. FINISH	1	PLASTER	1.00	F	BMU	N	BSMT UNFINISHED	270		121.19	32,720				
				HEATING/COOLING	1	FORCED AIR	1.00	H	OPA	N	OPEN PORCH	108		115.71	12,497				
				FUEL SOURCE	1	OIL	1.00	I	WDK	N	ATT WOOD DECK	216		80.24	17,332				
									F11	O	FPL 1S 1OP	1		16,070.90	16,071				
									F22	O	FPL 2S 2OP			0.00					
																EFF.YR/AGE	1992 / 30		
																COND	30 30 %		
																FUNC	0		
																ECON	0		
																DEPR	30	% GD	70
																RCNLD	\$816,300		