

Key: 2241

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.286

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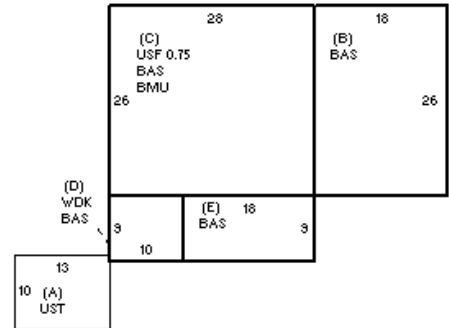
CURRENT OWNER										PARCEL ID				LOCATION			
GUARNOTTA BRIAN & HEATHER 62 DUNSTER RD #2 JAMAICA PLAIN, MA 02130										46-13-0				260 RT 6			
TRANSFER HISTORY										DOS		T	SALE PRICE		BK-PG (Cert)		
GUARNOTTA BRIAN & HEATHER										02/22/2013		S	326,000		27151-186		
US BANK NA TTEE RE:CHEVY										01/31/2012		L	301,239		26043-343		
TARVERS ANTHONY P										06/09/2000		O	205,000		13060-328		
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775 14	1.00 1	1.00 1	1.00	288,080	1.00 1	1.00 R01	0.80			223,260					
350	A	0.845 14	1.00 1	1.00 1	1.00	6,900	1.00 1	1.00 TWP	1.00			5,830					

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	%
032723	03/27/2023	6	SHED	8,000	08/15/2023	LG	100	100
05-164	10/12/2005	6	SHED	2,400	05/04/2006	WL	100	100
99-220	12/01/1999	2	ADDITION	9,000	04/04/2002	BT	100	100
98-225	12/01/1998	10	ALL OTHERS	9,000	04/01/1999		100	100

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TOTAL	1.620 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER				N O T E	WDK=DECK FOR STUDIO/GARAGE.			LAND	229,100	199,200
Inf1	NO ADJ					LAND BUILDING	531,500	431,500			
Inf2	NO ADJ					DETACHED	35,200	33,700			
						OTHER	0	0	TOTAL	795,800	664,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	A	1.00 A	0.75 25*20	1985	500	63.01	23,600
SHF	A	1.00 A	0.75 10*12	2005	120	16.01	1,400
WDK	A	1.00 A	0.75 12*20		240	11.00	2,000
WDK	A	1.00 A	0.75 13*20		260	11.00	2,100
HTB	A	1.00 A	0.75		1	2,730.40	2,000
OPA	A	1.00 A	0.75 15*15		225	11.00	1,900
OPA	A	1.00 A	0.75 12*13 5*7		191	11.00	1,600
SHF	A	1.00 A	0.75 7*7		49	17.17	600



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BUILDING	CD	ADJ	DESC	MEASURE	6/15/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/15/2016	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/6/2010	MR
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1935	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	781,672		
NET AREA	1,994	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	UST	N	UTILITY STORAGE	130		132.20	17,186				
\$NLA(RCN)	\$392	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,448	1935	363.19	525,898				
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	728		92.86	67,599				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	USF	L	UP-STRY FIN	546	1935	291.58	159,203				
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	ATT WOOD DECK	90		84.29	7,586				
				INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				HEATING/COOLING	5	ELECTRIC	0.95												
				FUEL SOURCE	1	OIL	1.00												
																EFF.YR/AGE	1980 / 42		
																COND	32 32 %		
																FUNC	0		
																ECON	0		
																DEPR	32	% GD	68
																RCNLD	\$531,500		