Key: 2249

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,294

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILLIAMSON JAMES C 25 FARRAR RD LINCOLN, MA 01773	46-21-0	13 JOSEPHS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILLIAMSON JAMES C	12/30/1986	99		5492-133

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	%
23-264X	07/05/2023	4	REHAB	13,125			0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.580	14 1.00	1 1.00	1 1.00	414,115	1.22	1 1.00	R03 1.15			293,480

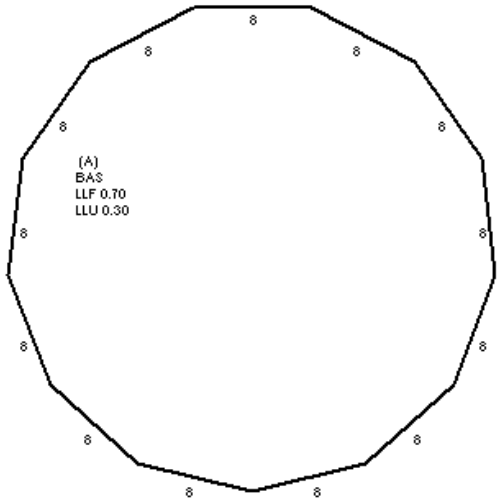
TOTAL	25,265 SF	ZONING	RES	FRNT	0

Nbhd	TRURO CENTER
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	293,500	221,900
BUILDING	403,500	327,600
DETACHED	0	0
OTHER	0	0
TOTAL	**697,000**	**549,500**

PER 11/03 MEAS: SFR SURROUNDED BY 5 SECTIONS OF WDK+2 SECTIONS OF PAT (EACH 8' DEEP)



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/16/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2016	FC
LIST	6/17/2016	FC
REVIEW	4/5/2021	MR

YEAR BLT	1975	SIZE ADJ	1.030
NET AREA	1,435	DETAIL ADJ	1.000
$NLA(RCN)	$414	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	4	TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	253		206.46	52,235
A	LLF	L	LOWER LEVEL FIN	591	1975	276.10	163,173
A	BAS	L	BAS AREA	844	1975	402.97	340,111
	PAT	N	PATIO	155		22.06	3,419
	WDK	N	ATT WOOD DECK	388		67.77	26,295
	MST	O	MASONRY STACK	1		3,991.90	3,992

TOTAL RCN 593,425

CONDITION ELEM	CD

EFF.YR/AGE 1981 / 41

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $403,500