

Key: 2278

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.324

LEGAL

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
DAVIS CT PROPERTIES LLC RES AGT: MICHAEL SEAN DAVIS 21 DAVIS COURT CONCORD, MA 01742										46-50-0				75 CASTLE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIS CT PROPERTIES LLC										04/15/2022	F	1	35053-282				
LYNN-DAVIS BARBARA &										11/15/2019	L	648,000	32470-304				
DEUTSCHE BANK NAT'L TRST										01/04/2019	L	793,000	31763-309				

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	%
NP	05/24/2023	30	CHECK DATA		01/20/2023	LG	100	100
21-370X	10/18/2021	90	BP NVC	4,250	01/20/2023	LG	100	100
11-109	06/15/2011	10	ALL OTHERS	16,000	02/15/2012	FC	100	100
07-005	01/03/2007	2	ADDITION	200,000	04/17/2009	JH	100	100

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	RF1	1.75		488,390
300	A	0.425	13	1.00	1	1.00	1	1.00	RF1	1.75		20,450

TOTAL	1.200 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	VIEW=POND+MARSH+PEEK OF BAY PER 11/06 INSPEC.			LAND	508,800	442,400
Infl1	NO ADJ		LAND	890,400	694,200			
Infl2	NO ADJ		OTHER	0	0			
						TOTAL	1,399,200	1,136,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/20/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/15/2012	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

USF=MASTER BEDROOM (MEETS DEFINITION OF BDRM PER HEALTH AGENT, June 5, 2012) AND UTILITY ROOM (INTENDED TO BE FULL BATH BUT MUST OBTAIN NEW PERMIT TO FINISH (PER BLDG COMMISSIONER June 6, 2012).

BLDG COMMENTS

DETACHED

BU I L D I N G

YEAR BLT	1968	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,060,040		
NET AREA	3,140	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	874		79.84	69,783	CONDITION ELEM	CD		
\$NLA(RCN)	\$338	OVERALL	1.130	EXT. COVER	10	VERT. BOARD	1.00	A	BAS	L	BAS AREA	874	1968	323.19	282,467				
				ROOF SHAPE	4	FLAT/SHED	1.00	B	BAS	L	BAS AREA	190	1968	323.19	61,405				
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	BAS	L	BAS AREA	844	2007	323.19	272,770				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	902		49.92	45,025				
				INT. FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	616	1968	226.20	139,339				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	USF	L	UP-STRY FIN	616	2007	262.09	161,447				
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	40		125.25	5,010				
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$890,400