

Key: 2288

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.334

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ANDERSON REALTY TRUST ANDERSON WILLIAM S & LINDA A 55 UPPER GORE ROAD WEBSTER, MA 01570-3220		46-60-0		6 CORN HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON REALTY TRUST		09/06/2017	F	100	30747-19
ANDERSON WILLIAM S & LIND		06/27/1986	99		5160-345

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 %
23-294X	08/07/2023	90	BP NVC	999			0 0
21-162X	05/10/2021	90	BP NVC	8,000	11/23/2021	LG	100 100
20-350X	11/17/2020	90	BP NVC	34,480	02/16/2021	LG	100 100
20-128X	06/01/2020	90	BP NVC	8,800	10/14/2020	LG	100 100
11-223	10/25/2011	9	DECK	7,500	12/11/2012	FC	100 100

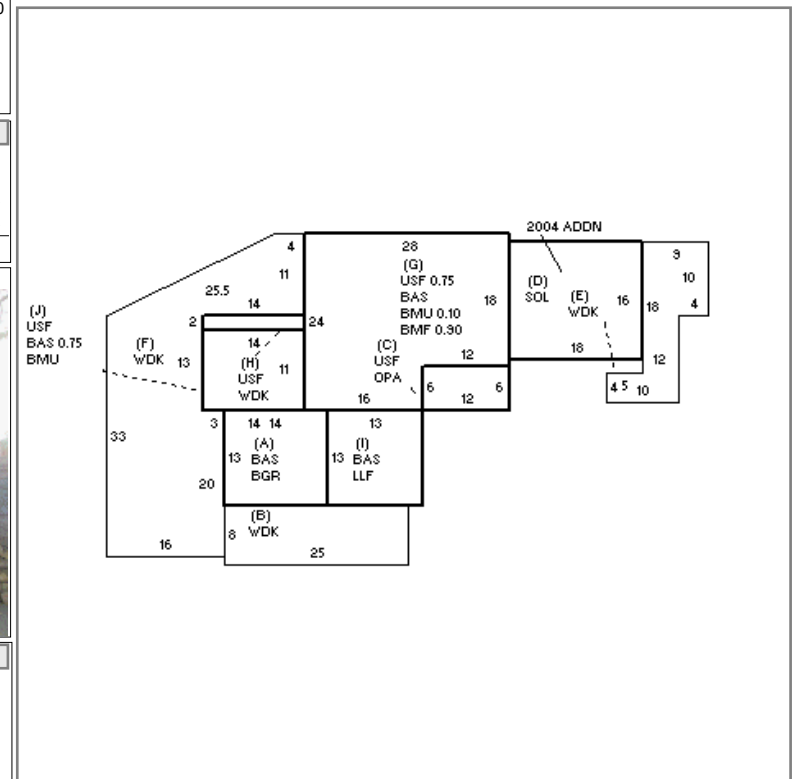
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1.00	1	1.00	RV4	2.00		558,160
300	A	0.245	13	1.00	1	1.00	1	1.00	RV4	2.00		13,480

TOTAL	1.020 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	571,600	497,000
Inf1	NO ADJ		BUILDING	807,700	660,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,379,300</b>	<b>1,157,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
2 BRs lowest level, 2 BR top level.



BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	1/27/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,153,905
NET AREA	2,228	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	182		144.07	26,221	CONDITION ELEM	CD
\$NLA(RCN)	\$518	OVERALL	1.120	EXT. COVER	10	VERT. BOARD	1.00	+	BAS	L	BAS AREA	1,067	1981	459.28	490,051		
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	1,058		68.15	72,106		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	1.00	C	OPA	N	OPEN PORCH	72		153.32	11,039		
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	1.00	+	USF	L	UP-STRY FIN	704	1981	357.85	251,923		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	1.00	D	SOL	L	SOLARIUM	288	2004	268.23	77,250		
BATHROOMS	3	1.00	HEATING/COOLING	3	RADIANT	1.02	1.02	G	BMF	N	BSMT FINISH	540		216.02	116,652		
FIXTURES	9	\$6,300	FUEL SOURCE	3	ELECTRIC	1.00	1.00	I	LLF	L	LOWER LEVEL FIN	169	1981	314.68	53,180		
UNITS	1	1.00						+	BMU	N	BSMT UNFINISHED	214		123.52	26,433		
									F21	O	FPL 2S 1OP	1		22,749.60	22,750		
EFF.YR/AGE																1991 / 31	
COND																30 30 %	
FUNC																0	
ECON																0	
DEPR																30 % GD 70	
RCNLD																\$807,700	