

Key: 2349

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.400

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
EPSTEIN IRVING R 28 OTIS ST NEWTON, MA 02460		46-124-0		14 TRYWORKS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EPSTEIN IRVING R		09/20/2016	F	1	29945-171
EPSTEIN IRVING R & ELLEN		12/09/1999	QS	345,000	12714-036
TRI WORKS REALTY TRUST		09/17/1999	QS	251,000	12547-041

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 %
06-154	07/06/2006	9	DECK	5,000	05/15/2007	JH	100 100
02-156	07/29/2002	30	CHECK DATA	20,000	09/14/2002	BT	100 100
		10	ALL OTHERS		04/11/2003	BT	100 100

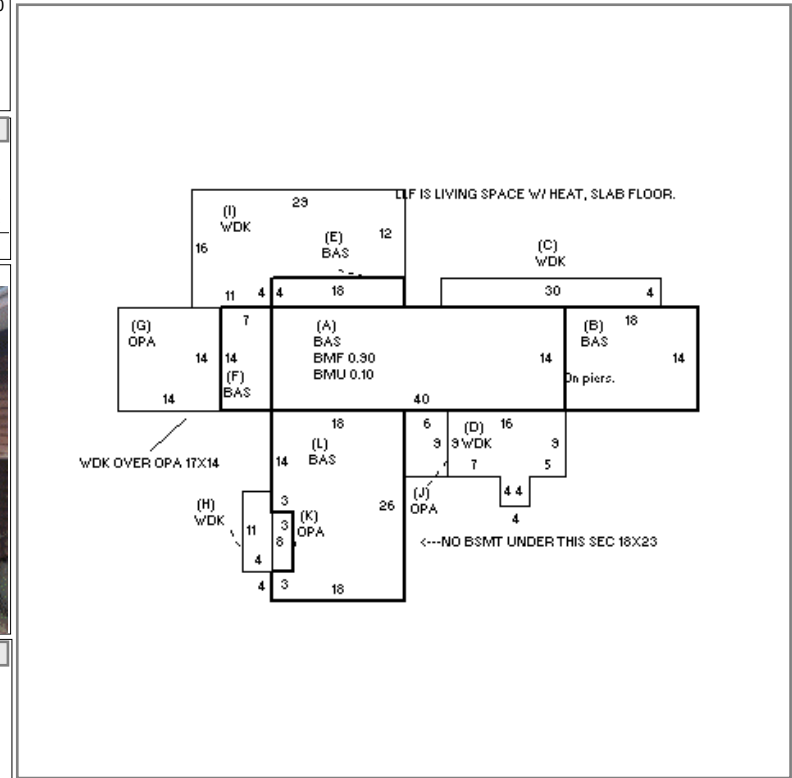
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00 1	1.00 1	1.00	522,145	1.00 1	1.00 V3	1.45			404,660
300	A	0.975 14	1.00 1	1.00 1	1.00	39,875	1.00 1	1.00 V3	1.45			38,880

TOTAL	1.750 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE NO VIEW FROM GROUND PER 9/18/12 MEAS.	LAND		443,500	385,600		
Inf1	NO ADJ		BUILDING		500,600	431,400		
Inf2	NO ADJ		OTHER		0	0		
TOTAL					944,100	817,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/12/2021	LG
MODEL	1		RESIDENTIAL	LIST	11/23/2021	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	758,544
NET AREA	1,678	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	56		93.33	5,227	CONDITION ELEM	CD
\$NLA(RCN)	\$452	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	504		163.22	82,261		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	1,426	1965	340.21	485,135		
				ROOF COVER	9	OTHER	1.00	+	WDK	N	ATT WOOD DECK	716		51.49	36,870		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	274		80.20	21,974		
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	252	1965	237.75	59,913		
				HEATING/COOLING	2	HOT WATER	1.02		BMU	N	BSMT UNFINISHED	362		93.32	33,783		
				FUEL SOURCE	2	GAS	1.00		WDK	N	ATT WOOD DECK	238		61.79	14,706		
									F11	O	FPL 1S 1OP	1		12,375.60	12,376		

EFF.YR/AGE	1977 / 45	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$500,600	