

Key: 2354

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.405

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COREY ROBERT D 78 OAK ST BROCKTON, MA 02301				46-131-0				8 TRYWORKS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COREY ROBERT D				11/21/1967	99		1384-866+67				

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	%
22-330X	08/22/2022	90	BP NVC	5,000	11/15/2022	LG	100	100
18-038	02/05/2018	90	BP NVC	11,000	04/19/2019	LG	100	100


LAND

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 1	468,130	1.00 1	1.00 R05	1.30			362,800
300	A	0.365 14	1.00 1	1.00 1	1.00 1	35,750	1.00 1	1.00 R05	1.30			13,050

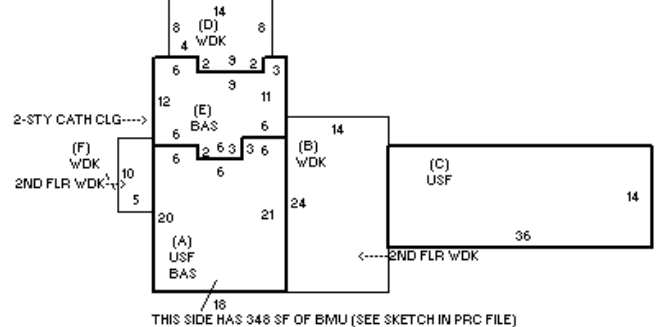
TOTAL	1.140 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NO VV PER 4/21/10 LIST.	NO ADJ	NO ADJ	NO ADJ	LAND	375,900	289,100
Inf1	BUILDING					366,000	301,700	
Inf2	DETACHED					0	0	
		OTHER	0	0	TOTAL	741,900	590,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/15/2022



PER 4/21/10 LIST: WALLS=HOMASOTE+SOME CEDAR; FLRS=OAK+TILE
 LEFT SIDE=KITCH+LR (1ST FLR)+BR+FULL BATH (2ND FLR)
 ACCESS TO 2ND FLR VIA NARROW SPIRAL STAIRCASE
 ACCESS TO BSMT VIA NARROW SPIRAL STAIRCASE+BULKHEAD
 RT SIDE=2BR+FULL BATH (ON PILINGS)
 ACCESS VIA 2ND FLR WDK FROM LEFT SIDE+EXTERIOR STAIRWAY



THIS SIDE HAS 348 SF OF BMU (SEE SKETCH IN PRC FILE)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/19/2016	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,416	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	354	1968	402.98	142,654
\$NLA(RCN)	\$392	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	+	WDK	N	ATT WOOD DECK	516		59.80	30,856
				ROOF SHAPE	4	FLAT/SHED	1.00	+	USF	L	UP-STRY FIN	858	1968	310.77	266,643
				ROOF COVER	7	ROLL	1.00	E	BAS	L	BAS AREA	204	1968	402.97	82,207
				FLOOR COVER	1	HARDWOOD	1.00		F22	O	FPL 2S 2OP	1		27,944.30	27,944
				INT. FINISH	4	WALL BOARD	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	554,504	
CONDITION ELEM	CD	
EFF.YR/AGE	1977 / 45	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$366,000	