

Key: 2398

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.452

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIVLIN SANDRA R & C/O 3 SCRIMSHAW STR REALTY TRU 424 WALNUT ST NEWTON, MA 02460				46-176-0				3 SCRIMSHAW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
3 SCRIMSHAW STR REALTY TR				06/16/2023	F	100	35844-214				
RIVLIN SANDRA R &				07/13/2005	O	265,000	20040-77				
GLOD DAVID S &				09/24/1996	QS	51,000	10401-107				

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	%
19-342	10/23/2019	80	SOLAR TAXABL	17,528	01/02/2020	LG	100	100
06-165	07/27/2006	1	SINGLE FAM R	256,700	05/28/2008	JH	100	100

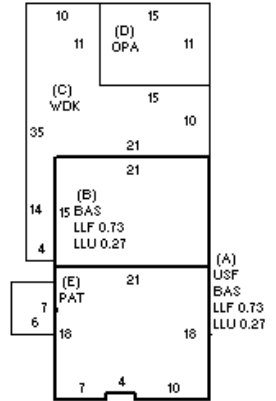
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.769	12	1.00	1	1.00	1	1.00	R07	1.30		361,940

TOTAL	33,500 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	6/16/2023 SF chng per deed 35844-214. NO VIEW PER 5/07 BP INSPEC.			LAND	361,900	314,800
Inf1	NO ADJ		BUILDING	537,200	441,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	899,100	756,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=FAM RM & LAUNDRY.



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2023	LG
MODEL	1		RESIDENTIAL	LIST	4/24/2014	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	639,524
NET AREA	1,566	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	186		208.11	38,709	CONDITION ELEM	CD
\$NLA(RCN)	\$408	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	503	2006	278.30	139,983		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	689	2006	406.19	279,864		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	A	USF	L	UP-STRY FIN	374	2006	321.32	120,175		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	416		64.29	26,746		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	165		99.09	16,350		
				HEATING/COOLING	8	HEAT PUMP	1.04	E	PAT	N	PATIO	42		33.94	1,426		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		12,072.40	12,072		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$537,200