

Key: 2435

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.487

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
NEAR WILLIAM K & ELIZABETH S 3 MADISON RD WELLESLEY, MA 02481-5413		46-214-0		7 BLACKFISH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NEAR WILLIAM K & ELIZABETH		07/06/1993	99	8665-266	
SHERRILL ELAZABETH J		05/23/1990	QS	172,500	7169-331
CORCORAN ROBERT & DARLENE		07/21/1989	N	110,000	6816-044

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-188	07/22/2020	3	REPAIR/REMOD	70,000	03/05/2021	LG	100 100
07-126	06/18/2007	90	BP NVC	1,000	05/28/2008	JH	100 100

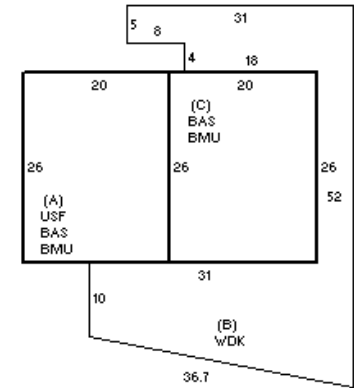
LAND

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	414,115	1.00	1 1.00	R03	1.15		320,940
300	A	0.035 14 1.00	1	1.00	1 1.00	31,625	1.00	1 1.00	R03	1.15		1,110

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE	LAND	322,100	243,500			
Inf1	NO ADJ		BUILDING	485,100	416,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	116,600	101,900			
			<b>TOTAL</b>	<b>923,800</b>	<b>762,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/28/2023
									06/28/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2023	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,863
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		75.31	78,319	CONDITION ELEM	CD
\$NLA(RCN)	\$399	OVERALL	1.070	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,040	1972	331.52	344,780		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	520	1972	260.94	135,687		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	863		49.20	42,456		
				FLOOR COVER	1	HARDWOOD	1.00		F12	O	FPL 1S 2OP	1		16,421.20	16,421		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE		2000 / 22	
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	\$485,100		

