Key: 2445

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,499

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARPENTER FAMILY TRUST TRS: NANCY & THOMAS CARPENTER 29 KINNAIRD ST, UNIT 1 CAMBRIDGE, MA 02139-3185	46-225-0	8 BAYBERRY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARPENTER FAMILY TRUST	03/15/2018	F	10	(215621)
CARPENTER THOMAS & NANCY	10/09/2009	QS	423,250	(189752)
ELIA CASEY & KELLY ROBERT	06/27/2002	QS	347,500	(165749)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

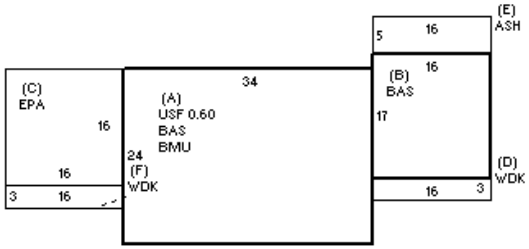
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-359X	11/25/2020	90	BP NVC	5,211	01/25/2021	LG	100	100
19-027	01/23/2019	2	ADDITION	50,000	09/05/2019	LG	100	100
18-440X	12/11/2018	5	DEMO	1,500	06/11/2019	LG	100	100
16-026	02/19/2016	90	BP NVC	20,000	12/22/2016	LG	100	100
06-113	05/31/2006	90	BP NVC	1,200	05/27/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.720	12	1.00	RT6	0.90	1	1.00	324,090	1.05	1	1.00	R05	1.00			245,530

TOTAL	31,363 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	INFL1=ABUTS RTE6		
Infl1	ABUTS RTE 6				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	245,500	213,500
BUILDING	454,700	391,100
DETACHED	0	0
OTHER	0	0
TOTAL	**700,200**	**604,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/25/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/23/2015	FC
LIST	12/27/2016	LG
REVIEW	12/15/2010	MR

BLDG COMMENTS

MST=CHIM TO HEARTH.

YEAR BLT	1975	SIZE ADJ	1.020
NET AREA	1,578	DETAIL ADJ	1.000
$NLA(RCN)	$395	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.6	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		80.90	66,012
A	USF	L	UP-STRY FIN	490	1975	268.25	131,445
+	BAS	L	BAS AREA	1,088	1975	340.81	370,806
C	EPA	N	ENCL PORCH	256		140.06	35,855
+	WDK	N	ATT WOOD DECK	96		77.55	7,445
E	ASH	N	ATT SHED	80		47.01	3,761
	MST	O	MASONRY STACK	1		3,376.10	3,376
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	622,899
CONDITION ELEM	CD

EFF.YR/AGE	1995 / 27	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$454,700