

Key: 2446

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.500

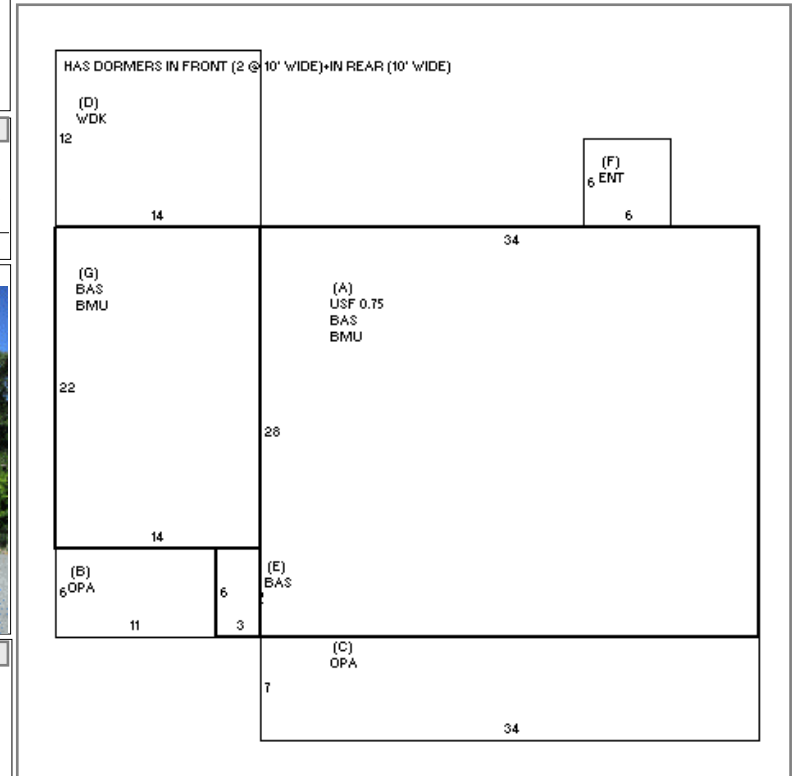
LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
WHEELER KENYON & VALENTINA PO BOX 732 NO TRURO, MA 02652-0732				46-226-0				6 BAYBERRY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WHEELER KENYON & VALENTIN				08/28/2003	99		(170355)					
BAYBERRY REALTY TR				08/05/1998	F		(149626)					
WHEELER KENYON & VALENTINA				04/15/1992	L	27,561	(126266)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.640	12	1.00	RT6	0.90	1	1.00		R05	1.00	236,750

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-194X	04/25/2022	4	REHAB	38,000	07/19/2022	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
17-005	01/05/2017	80	SOLAR TAXABL	13,200	07/20/2018	JN	100 100
		30	CHECK DATA		05/13/2009	JH	100 100
07-173	08/09/2007	2	ADDITION	6,620	05/27/2008	JH	100 100

L
A
N
D

TOTAL	27,878 SF	ZONING	RES	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	INFL1=ABUTS RTE6			LAND	236,800	205,900
Inf1	ABUTS RTE 6		BUILDING	642,700	509,700			
Inf2	NO ADJ		DETACHED	1,000	900			
			OTHER	140,000	120,500			
TOTAL			TOTAL	1,020,500	837,000			



D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10	2007	80	16.47	1,000



BLDG COMMENTS
Bldg 2: GAR W/STUDIO=STUDIO APT W/FULL BA+KITCH AREA W/SINK+FRIDGE BUT NO STOVE.

B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/23/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,992	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$448	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	ADJ	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6		1.00	FLOOR COVER	6	OTHER	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	14	FHA/DCTLS AC	1.01
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00
UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,260		85.61	107,872
+	BAS	L	BAS AREA	1,260	1992	387.78	488,606
A	USF	L	UP-STRY FIN	714	1992	305.13	217,863
+	OPA	N	OPEN PORCH	304		85.48	25,985
D	WDK	N	ATT WOOD DECK	168		73.61	12,367
E	BAS	L	BAS AREA	18	2007	387.78	6,980
F	ENT	N	ENCL ENTRY	36		259.29	9,334
	F21	O	FPL 2S 1OP	1		19,398.30	19,398

TOTAL RCN	892,604	
CONDITION ELEM	CD	
EFF.YR/AGE	1994 / 28	
COND	28 28 %	
FUNC	0	
ECON	0	
DEPR	28 % GD	72
RCNLD	\$642,700	

Key: 2446

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.501

LEGAL

LAND

DETACHED

BUILDING

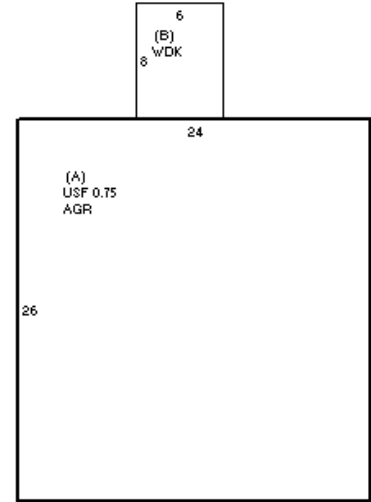
CURRENT OWNER		PARCEL ID	LOCATION			
WHEELER KENYON & VALENTINA PO BOX 732 NO TRURO, MA 02652-0732		46-226-0	6 BAYBERRY LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	140,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
KITCH HAS STOVE PER 5/13/09 SITE VISIT W/ OWNER (NO INT INSPEC).

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/23/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	181,848
NET AREA	468	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	AGR	N	ATTACHED GARAGE	624		92.74	57,869	CONDITION ELEM	CD
\$NLA(RCN)	\$389	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	468	1999	251.04	117,487		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	48	91.50	4,392		
STORIES(FAR)		1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		2	1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	1999 / 23
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$140,000