

Key: 2447

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.502

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GREENBAUM ANNE D & BOND BARBARA E 34 WAYBURN RD JAMAICA PLAIN, MA 02130				46-227-0				22 GOSPEL PATH				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GREENBAUM ANNE D & GREENBAUM ANNE D				03/07/2002	99		14898-200	
						08/08/1997	QS	186,000	10892-040			

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	%
22-191X	04/25/2022	90	BP NVC	3,536	09/15/2022	LG	100	100


LAND

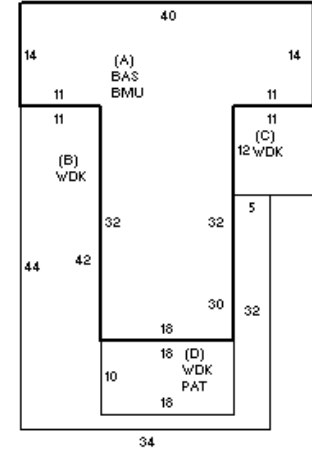
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00 1	1.00 1	1.00 1	468,130	1.00 1	1.00 R05	1.30			362,800
300	A	0.205 14	1.00 1	1.00 1	1.00 1	35,750	1.00 1	1.00 R05	1.30			7,330

TOTAL	42,689 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE			LAND	370,100	284,700	
Inf1	NO ADJ		BUILDING	346,300	294,100			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	716,400	578,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/15/2022





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/17/2016	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1975	SIZE ADJ	1.040
NET AREA	1,136	DETAIL ADJ	1.000
\$NLA(RCN)	\$448	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$6,300
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	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	3	RADIANT	1.02
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,136		73.20	83,150
A	BAS	L	BAS AREA	1,136	1975	322.22	366,047
+	WDK	N	ATT WOOD DECK	992		47.82	47,433
D	PAT	N	PATIO	180		17.64	3,175
	MST	O	MASONRY STACK	1		3,191.90	3,192

TOTAL RCN	509,296	
CONDITION ELEM CD		
EFF.YR/AGE	1980 / 42	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD	\$346,300	