

Key: 2476

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.536

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CURRENT OWNER		PARCEL ID		LOCATION	
DUNCOMBE STEPHEN R & RAILLA JEAN A		46-259-0		23 MEETINGHOUSE RD	
110 BLEECKER ST #20D NEW YORK, NY 10012-2105		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		DUNCOMBE STEPHEN R & 23 MEETING HOUSE LANE RL		09/16/2011 QS 487,500 25686-33	
				04/22/2002 99 15070-185	
		STAPLES VICTORIA FOSS		11/27/2001 99 14487-21+	

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 %
20-207	08/10/2020	2	ADDITION	65,000	12/07/2020	LG	100 100
18-306	09/11/2018	9	DECK	50,000	02/22/2019	LG	100 100
94-102	08/03/1994	10	ALL OTHERS	10,000	09/15/1995		100 100

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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	1.00	468,130	1.00	1	1.00	R05 1.30	362,800
300	A	0.015 14	1.00	1	1.00	1.00	35,750	1.00	1	1.00	R05 1.30	540

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TOTAL	34,413 SF	ZONING	RES	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N O T E	6X8 SHF+WDK TO RIGHT & 8X10 SHF TO LEFT OF BLDG#2			LAND	363,300	279,500
Inf1	NO ADJ		BLDG#2	LAND	408,700	336,600		
Inf2	NO ADJ		BLDG#2	BLDG	3,000	2,800		
					OTHER	148,800	122,600	
					TOTAL	923,800	741,500	

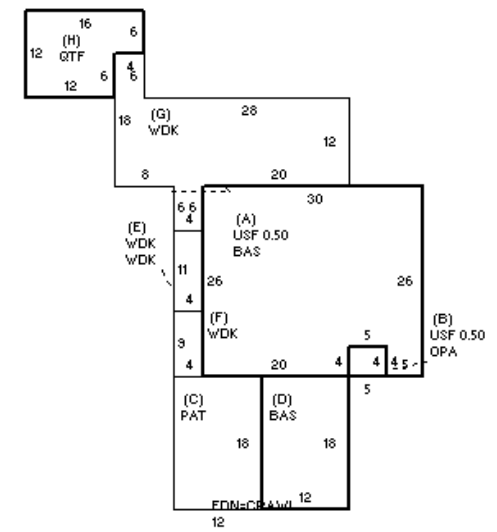
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 6X8		48	17.17	600
WDK	A	1.00 A	0.75 12*12		144	11.00	1,200
SHF	A	1.00 G	0.90 8*10		80	16.47	1,200

PHOTO 08/31/2015



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/31/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1986	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,883
NET AREA	1,534	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	976	1986	374.12	365,142	CONDITION ELEM	CD
\$NLA(RCN)	\$381	OVERALL	1.050	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	390	1986	295.96	115,423		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	20		172.93	3,459		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	216		19.40	4,190		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	556		55.52	30,868		
				INT. FINISH	2	DRYWALL	1.00	H	QTF	L	QUARTERS FIN	168	2020	222.31	37,349		
				HEATING/COOLING	5	ELECTRIC	0.95	WDK	N	ATT WOOD DECK	44		107.32	4,722			
				FUEL SOURCE	3	ELECTRIC	1.00	F21	O	FPL 2S 1OP	1		18,531.40	18,531			
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	1992 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$408,700

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LEGAL

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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 %

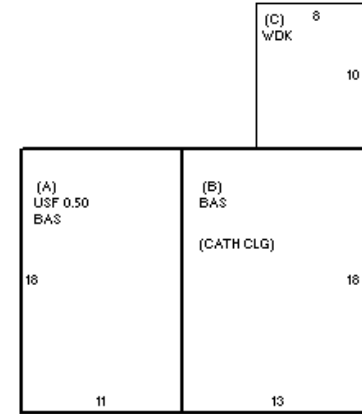
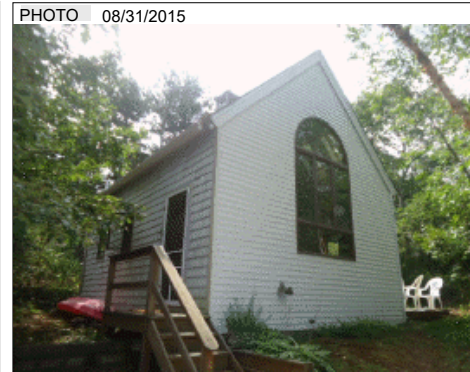
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	148,800	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/31/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FLR COVER=LAMINATE & FDN=CRAWL & KITCHEN HAS 2-BURNER COOKTOP PER 8/31/15 LIST.		

YEAR BLT	1994	SIZE ADJ	1.060
NET AREA	531	DETAIL ADJ	1.010
\$NLA(RCN)	\$384	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.5	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	198	1994	381.39	75,515
A	USF	L	UP-STRY FIN	99	1994	303.23	30,019
B	BAS	L	BAS AREA	234	1994	381.39	89,245
C	WDK	N	ATT WOOD DECK	80		86.78	6,942
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	203,821
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$148,800