Key: 2481

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,542

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMAS J WOJTALAK 2020 LIV TRS TRS: THOMAS J WOJTALAK PO BOX 379 TRURO, MA 02666	46-264-0	54 TRURO CENTER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS J WOJTALAK 2020 LI	10/02/2020	F	1	33323-156
WOJTALAK REAL ESTATE TR	02/21/1992	99		7886-029
WOJTALAK THOMAS	10/07/1983	99	52,500	3890-134

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	%
14-127	06/10/2014	90	BP NVC	5,400			100	100

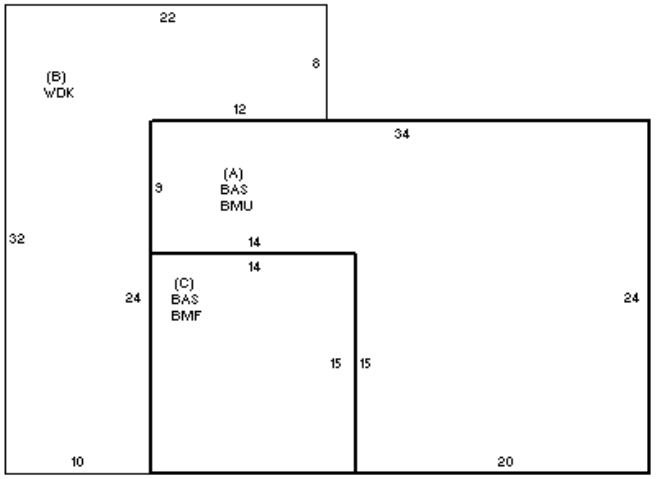
LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00	R02	1.00			279,080
300	A	0.255	14	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R02	1.00			7,010

TOTAL	1.030 Acres	ZONING	RES	FRNT	0
Nbhd	TRURO CENTER	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	286,100	199,000
BUILDING	233,900	201,700
DETACHED	400	400
OTHER	0	0
TOTAL	**520,400**	**401,100**

BMF=REC RM+FULL BATH PREV VIEWED+MEASURED PER OWNER 8/28/12 (SEE 12/1/03 MEAS BY JH)



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	M	0.60	F	0.60	8X8		64	9.88	400

PHOTO 08/24/2015

BLDG COMMENTS

8/28/12 LIST OF 1ST FLR & 8/24/15 LIST OF BSMT.
BMF=BR & FULL BATH.

BUILDING

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

MEASURE	8/24/2015	FC
LIST	8/28/2012	FC
REVIEW	11/29/2010	MR

YEAR BLT	1960	SIZE ADJ	1.050
NET AREA	816	DETAIL ADJ	1.000
$NLA(RCN)	$448	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	3	W/W CARPET	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	606		79.94	48,446
+	BAS	L	BAS AREA	816	1960	318.94	260,258
B	WDK	N	ATT WOOD DECK	416		50.48	21,001
C	BMF	N	BSMT FINISH	210		150.02	31,503

TOTAL RCN	365,409
CONDITION ELEM	CD

EFF.YR/AGE	1975 / 47	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$233,900