

Key: 2507

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.577

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|---|--|--|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| ASHER-BEST PAUL J & DOUGLAS J<br>PO BOX 651<br>TRURO, MA 02666-0651 |  |  |  |  |  |  | 46-292-0   |    |            |  | 232 RT 6     |  |  |  |
| TRANSFER HISTORY  |  |  |  |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| ASHER-BEST PAUL J & DOUGL   |  |  |  |  |  |  | 04/17/2007 | 99 | 21942-227  |  | 21942-225    |  |  |  |
| MURPHY LESTER J JR  |  |  |  |  |  |  | 04/17/2007 | 99 | 21942-225  |  | 7033-185+    |  |  |  |
| ASHER-BEST PAUL J & DOUGL   |  |  |  |  |  |  | 09/10/2004 | 99 | 7033-185+  |  |              |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1  | 1 of 2 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY | 1st    | %   |
| FY2018 |            | 35            | RES EXEMPT   |         | 11/03/2017 |    |        | 0   |
| 09-095 | 05/29/2009 | 10            | ALL OTHERS   |         | 05/24/2010 | JH | 100    | 100 |
| 09-096 | 05/29/2009 | 1             | SINGLE FAM R | 160,000 | 05/16/2011 | MR | 100    | 100 |
| 09-082 | 05/04/2009 | 6             | SHED         | 3,100   | 05/24/2010 | JH | 100    | 100 |
|        | 01/01/2003 | 20            | NO PERMIT    |         |            |    | 100    | 100 |

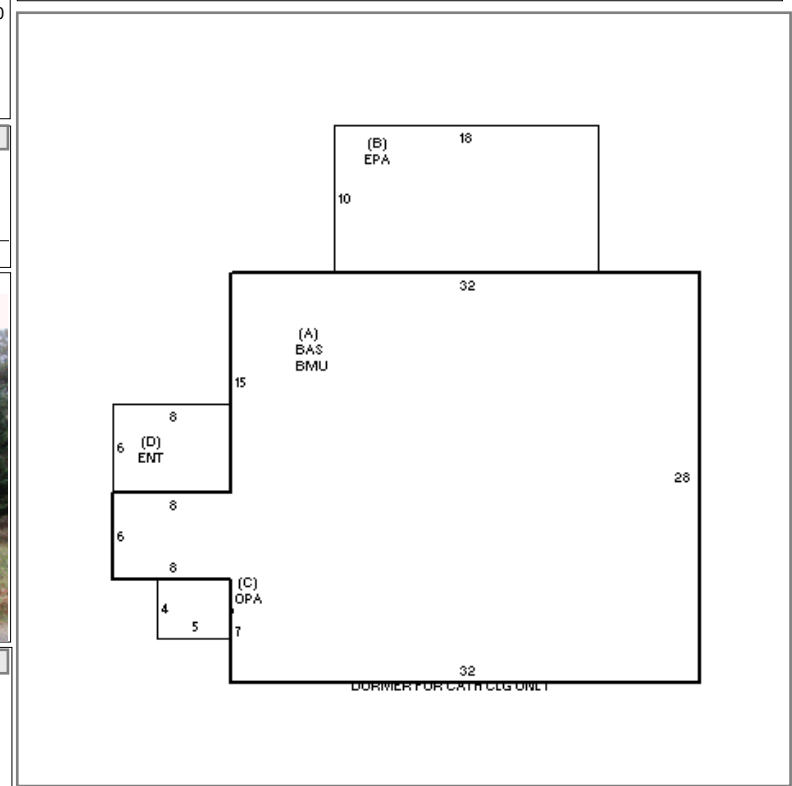
| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | A | 0.775    | 14   | 1.00  | 1     | 288,080  | 1.00 | 1     | 1.00 | R01 | 0.80       | 223,260   |
| 300 | A | 0.195    | 14   | 1.00  | 1     | 22,000   | 1.00 | 1     | 1.00 | R01 | 0.80       | 4,290     |

| TOTAL | 42,253 SF    | ZONING | RES | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|--------------|--------|-----|------|---|--------------|----------------|----------------|
| Nbhd  | TRURO CENTER | NOTE   |     |      |   | LAND         | 227,600        | 197,900        |
| Infl1 | NO ADJ       |        |     |      |   | BUILDING     | 424,000        | 348,000        |
| Infl2 | NO ADJ       |        |     |      |   | DETACHED     | 1,400          | 1,400          |
|       |              |        |     |      |   | OTHER        | 88,900         | 77,000         |
|       |              |        |     |      |   | <b>TOTAL</b> | <b>741,900</b> | <b>624,300</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | A 0.75 10*12 | 2009 | 120   | 16.01     | 1,400 |



| BLDG COMMENTS |
|---------------|
| SFR=95% 1/10. |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/29/2017 | LG  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/29/2017 | REF |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 5/26/2011  | MR  |
| QUALITY  | +  | 1.15 | GOOD-/AVE+ [100%] |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 2009  | SIZE ADJ   | 1.050 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 944   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | A | BMU | N | BSMT UNFINISHED | 944   |      | 88.80     | 83,829  |
| \$NLA(RCN) | \$516 | OVERALL    | 1.020 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A | BAS | L | BAS AREA        | 944   | 2009 | 374.12    | 353,171 |
|            |       |            |       | ROOF SHAPE      | 2  | HIP             | 1.00 | B | EPA | N | ENCL PORCH      | 180   |      | 162.29    | 29,212  |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | C | OPA | N | OPEN PORCH      | 20    |      | 172.93    | 3,459   |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | D | ENT | N | ENCL ENTRY      | 48    |      | 247.71    | 11,890  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | MST | O | MASONRY STACK   | 1     |      | 3,706.00  | 3,706   |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 487,366    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EFF.YR/AGE     | 2009 / 13  |
| COND           | 13 13 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 13 % GD 87 |
| RCNLD          | \$424,000  |

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| CURRENT OWNER   |  | PARCEL ID | LOCATION |            |              |  |
|---|--|-----------|----------|------------|--------------|--|
| ASHER-BEST PAUL J & DOUGLAS J<br>PO BOX 651<br>TRURO, MA 02666-0651 |  | 46-292-0  | 232 RT 6 |            |              |  |
| TRANSFER HISTORY  |  | DOS       | T        | SALE PRICE | BK-PG (Cert) |  |
|   |  |           |          |            |              |  |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1010   | 100    | SINGLE FAMILY |      |        |       | 2  | 2 of 2 |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st %  |
|        |        |               |      |        |       |    |        |

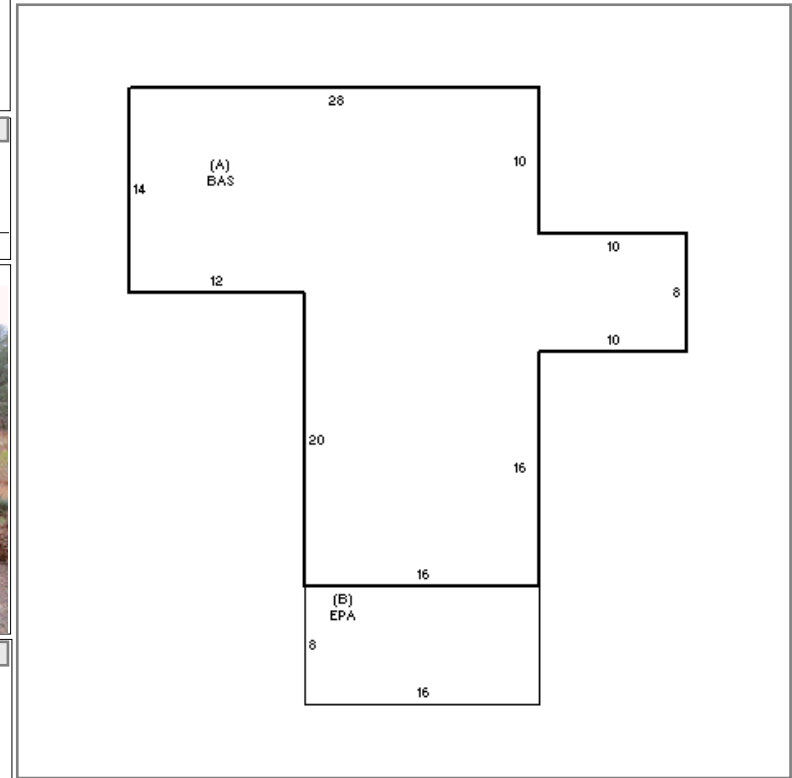
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| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |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

| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 88,900  |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



**BLDG COMMENTS**  
11/29/17 Fplc, stack, boiler & basebrd unit & UST removed. BP 9-095 KITCH REMOVED SO CHG'D STYLE TO DET BLDG+BLDG# FROM 1 TO 2.

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| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/29/2017 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/29/2017 | LG |
| STYLE    | 14 | 0.90 | DET BLDG [100%]   | REVIEW  | 11/29/2017 | CF |
| QUALITY  | -  | 0.75 | AVE-/LOW+ [100%]  |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| YEAR BLT     | 1956  | SIZE ADJ   | 1.050   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 170,950    |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 792   | DETAIL ADJ | 1.000   | FOUNDATION      |    |                 | 1.00 | A | BAS | L | BAS AREA    | 792   | 1956 | 198.54    | 157,246 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$216 | OVERALL    | 0.830   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | EPA | N | ENCL PORCH  | 128   |      | 90.66     | 11,605  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |             |       |      |           |         |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |             |       |      |           |         |                |            |
| ROOMS        |       | 4          | 1.00    | FLOOR COVER     | 2  | SOFTWOOD        | 1.00 |   |     |   |             |       |      |           |         |                |            |
| BEDROOMS     |       | 2          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |             |       |      |           |         |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 13 | NO HEAT         | 0.93 |   |     |   |             |       |      |           |         |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 8  | NONE            | 1.00 |   |     |   |             |       |      |           |         |                |            |
| UNITS        |       | 0          | 1.00    |                 |    |                 |      |   |     |   |             |       |      |           |         |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | EFF.YR/AGE     | 1965 / 57  |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | COND           | 48 48 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | FUNC           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | DEPR           | 48 % GD 52 |
|              |       |            |         |                 |    |                 |      |   |     |   |             |       |      |           |         | RCNLD          | \$88,900   |