Key: 2528

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,595

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LANDRY JAMES E PO BOX 234 NO TRURO, MA 02652	46-319-0	1 STONEY HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LANDRY JAMES E	11/22/2021	QS	655,000	34685-67
HAMMOND SCOTT M	12/29/2017	QS	530,000	30997-122
1 STONEY HILL ROAD REALTY	10/02/2015	F		29178-107

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	%
CYC	05/16/2023	30	CHECK DATA		10/28/2022	LG	100	100
FY2023		35	RES EXEMPT		10/20/2022		0	0
02-222	10/28/2002	2	ADDITION	50,000	03/31/2004	BT	100	100
91-135	12/05/1991	6	SHED	1,000	08/05/1992		100	100
90-103	08/29/1990	1	SINGLE FAM R	55,000	05/08/1991		100	100

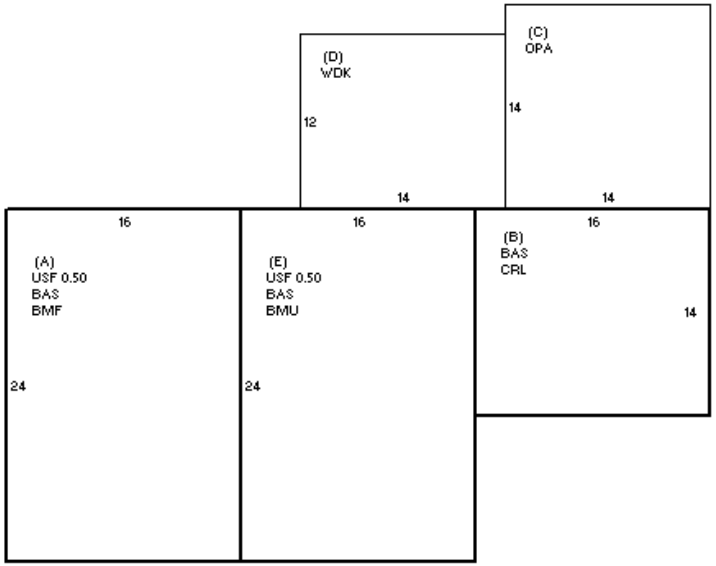
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	RT6 0.90	1 1.00	324,090	1.00	1 1.00	R03 1.00			251,170
300	A	0.002	12 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			60

TOTAL	33,829 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	INFL1 = ABUTS ROUTE 6		
Infl1	ABUTS RTE 6				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	251,200	218,400
BUILDING	498,500	421,600
DETACHED	1,000	900
OTHER	0	0
TOTAL	**750,700**	**640,900**

PER 7/15 LIST: SEC B FDN=4' CRAWL W/ CONC WALLS+FLR; BMF HAS CONC FLR+HEAT+DRYWALL WALLS+CLG



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8*10	1991	80	16.47	1,000

PHOTO 10/28/2022

BLDG COMMENTS

BMF=OPEN ROOM. 3RD BATH IS IN BMU. Two minisplits.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/9/2022	LG
LIST	10/28/2022	LG
REVIEW	12/15/2010	MR

YEAR BLT	1991	SIZE ADJ	1.030
NET AREA	1,376	DETAIL ADJ	1.000
$NLA(RCN)	$453	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	$8,400
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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	15	FHW/DCTLS AC	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH	384		166.29	63,855
+	BAS	L	BAS AREA	992	1991	353.54	350,713
+	USF	L	UP-STRY FIN	384	1991	279.68	107,395
B	CRL	N	CRAWL SPACE	224		47.74	10,693
C	OPA	N	OPEN PORCH	196		86.25	16,905
D	WDK	N	ATT WOOD DECK	168		66.45	11,164
E	BMU	N	BSMT UNFINISHED	384		95.08	36,510
	F21	O	FPL 2S 1OP	1		17,512.00	17,512
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	623,147
CONDITION ELEM	CD
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$498,500