

Key: 2619

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.690

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WISBAUER STEPHEN PO BOX 123 TRURO, MA 02666-0123				47-43-0				4 DEER PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WISBAUER STEPHEN				08/12/1999	N	225,000	(154338)				

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	%
FY2023		35	RES EXEMPT		10/20/2022		0	0
75-89		1	SINGLE FAM R				100	100
79-48		2	ADDITION				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.650	12	1.00	1	360,100	1.13	1	1.00	R05	1.00	264,330

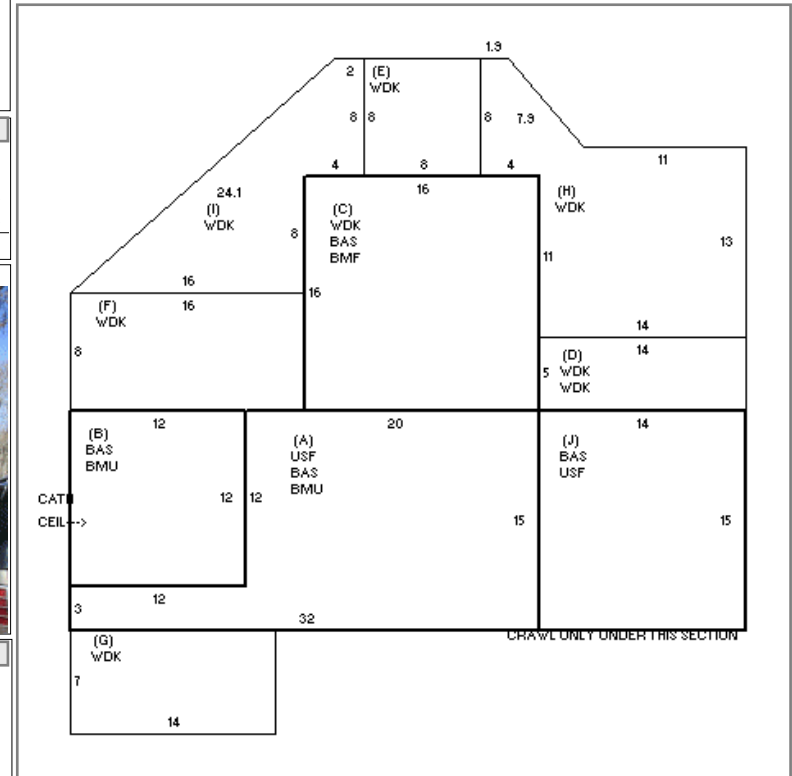
TOTAL	28,314 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	264,300	229,800	BUILDING	393,500	339,100
Inf1	NO ADJ		DETACHED	300	300	OTHER	0	0
Inf2	NO ADJ		TOTAL	658,100	569,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.10 4X4		1	2,730.40	300



BLDG COMMENTS
fy11 chngs per 12/09 meas.

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/19/2016	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	1.030
NET AREA	1,492	DETAIL ADJ	1.000
\$NLA(RCN)	\$406	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	480		88.35	42,407
+	BAS	L	BAS AREA	946	1975	328.51	310,772
C	BMF	N	BSMT FINISH	256		154.52	39,556
+	WDK	N	ATT WOOD DECK	1,047		48.75	51,040
+	USF	L	UP-STRY FIN	546	1975	258.57	141,179
	F21	O	FPL 2S 1OP	1		16,272.20	16,272

TOTAL RCN	605,426
CONDITION ELEM	CD
EFF.YR/AGE	1976 / 46
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$393,500