

Key: 2668

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.741

LEGAL

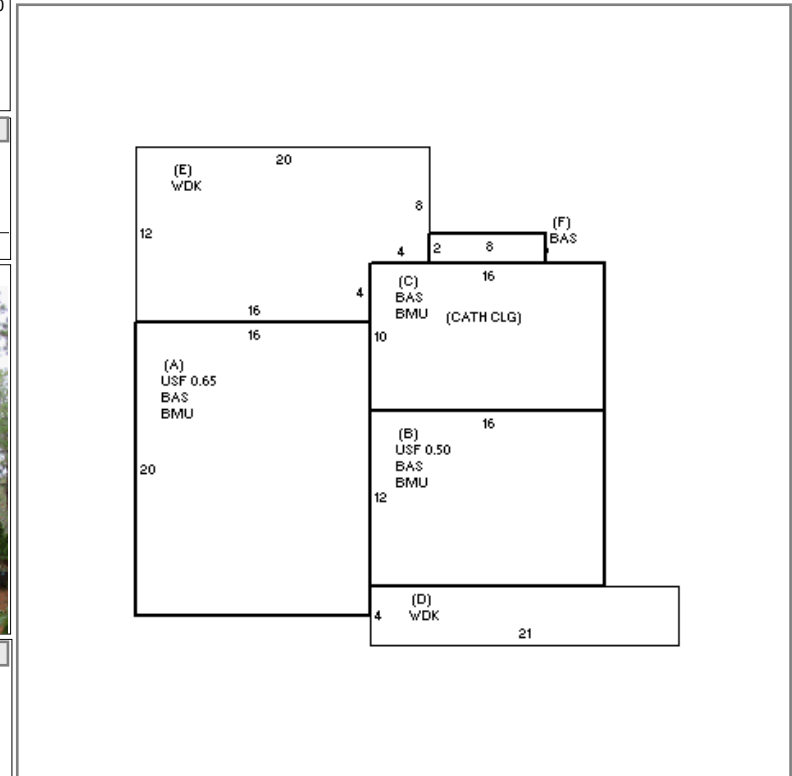
LAND

CURRENT OWNER										PARCEL ID				LOCATION			
RICHTER WALTER M & SWARTZ JERRY B PO BOX 291 TRURO, MA 02666-0291										47-94-0				3 AVERY HILL WAY			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
RICHTER WALTER M & STERN SIDNEY R										08/04/2000		QS		300,500		(158602)	
STERN SIDNEY R & ESTES CU										05/26/1993		99		(130225)			
										07/31/1987		QS		162,500		(111693)	

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	%
02-049	08/16/2010	30	CHECK DATA		03/30/2012	FC	100	100
98-222	03/13/2002	40	STUDIO	80,000	05/11/2003	BT	100	100
93-132	12/01/1998	10	ALL OTHERS	4,000	05/01/1999		100	100
	10/29/1993	10	ALL OTHERS	7,900	05/23/1994		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	A	0.775	12	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00						
300	A	0.195	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00						
TOTAL											42,253 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd											EAST TRURO	NOTE	LAND		284,400	247,300		
Inf1											NO ADJ		BUILDING		274,700	233,200		
Inf2											NO ADJ		DETACHED		0	0		
												OTHER		236,000	202,700			
												TOTAL		795,100	683,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2021	LG
MODEL	1		RESIDENTIAL	LIST	12/30/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	Building 2: No vehicle access from Avery Hill Way, only from Swale Way, and marked as #8 on Swale. Foot access between buildings by disused path at rear of Bldg 1.		

DETACHED

BUILDING

YEAR BLT	1985	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	398,150
NET AREA	992	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	672		83.94	56,408	CONDITION ELEM	CD
\$NLA(RCN)	\$401	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	304	1985	264.92	80,537		
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	308		56.32	17,347		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	688	1985	334.89	230,405			
ROOMS	0	1.00	FLOOR COVER	2	SOFTWOOD	1.00		GFP	O	GAS FIREPLACE	1		9,953.40	9,953			
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00				
BATHROOMS	1.5	1.00	HEATING/COOLING	5	ELECTRIC	0.95											
FIXTURES	5	\$3,500	FUEL SOURCE	3	ELECTRIC	1.00											
UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$274,700

Key: 2668

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.742

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
RICHTER WALTER M & SWARTZ JERRY B PO BOX 291 TRURO, MA 02666-0291		47-94-0	3 AVERY HILL WAY			
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	%

LAND

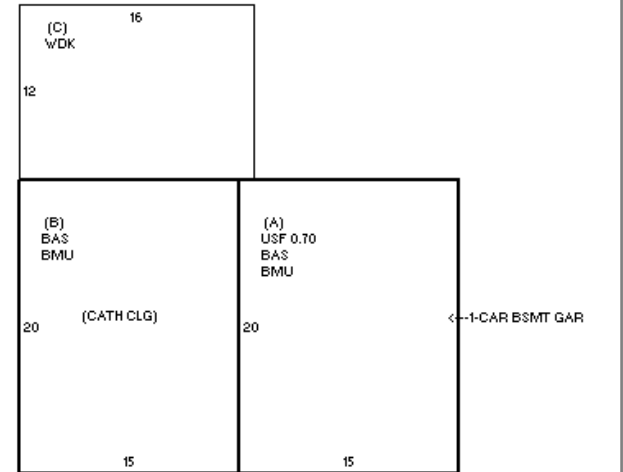
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

PER 3/12 LIST:
 1ST FLR=LR+BR+FULL BATH+KITCH AREA W/ CABINETS+SINK+DISH+WASHER+HOT PLATE BUT NO STOVE
 2ND FLR=FIN'D LOFT W/ 1/2 W'ALL
 BSMT=UNFIN W/ 1-CAR GAR

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	236,000	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/30/2012	FC
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2002	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,965
NET AREA	810	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	600		79.77	47,862		
\$NLA(RCN)	\$364	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	300	2002	296.62	88,986		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	210	2002	234.64	49,275		
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	BAS	L	BAS AREA	300	2002	296.62	88,986		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	192		55.75	10,704		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		7,052.30	7,052		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EFF.YR/AGE	2002 / 20
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$236,000