

Key: 2683

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.759

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
BIRD'S AVERY LLC RES AGT: JOHN GOLDSMITH 27 RUE CENTALE B31 ANNECY LE VIEUX, 74940 FRANCE		47-109-0		15 AVERY WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BIRD'S AVERY LLC		06/02/2021	F		1 (226474)
GOLDSMITH JOHN		10/17/2013	A		(201752)
GOLDSMITH REALTY TRUST I		12/31/2008	99		(187667)

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	%
18-395	11/06/2018	80	SOLAR TAXABL	21,500	03/12/2019	LG	100	100
87-017	01/13/1987	9	DECK	6,800	12/31/1987		100	100

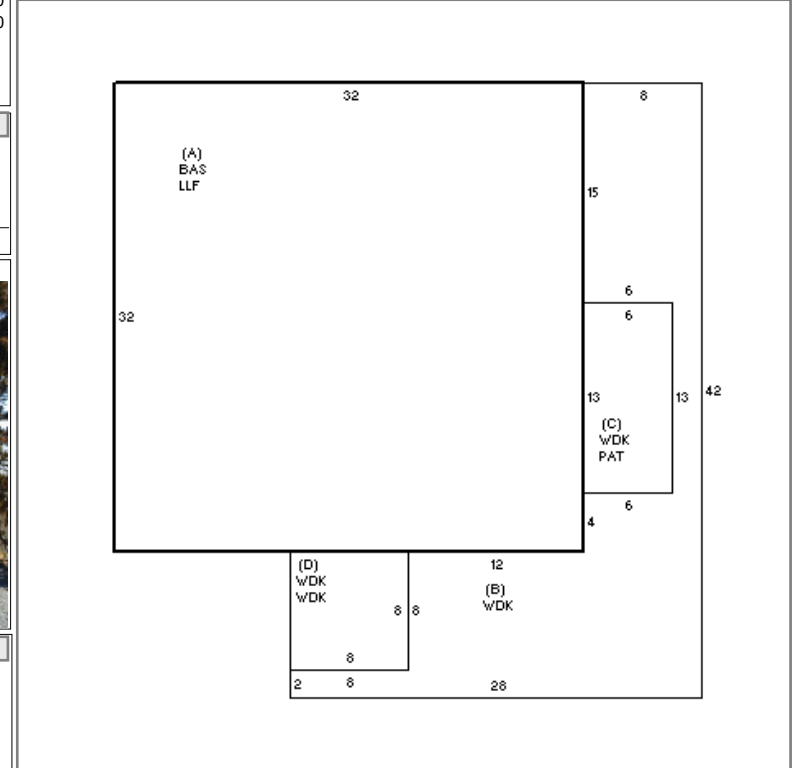
LAND

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	1	1.00	1	1.00	R05	1.00		279,080
300	A	1.215	12	1.00	1	1.00	1	1.00	R05	1.00		33,410
400	F	150	12	1.00	T1	0.20	1	1.00	R05	1.00		7,800

TOTAL	1.990 Acres	ZONING	RES	FRNT	501	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE TOPO ON FRONTAGE=STEEP GRADE.	LAND	320,300	278,600			
Infl1	NO ADJ		BUILDING	365,800	310,500			
Infl2	NO ADJ		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	687,500	590,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	16.47	1,200
PTD	A	1.00	A 0.75 8X14 ON SHF		112	2.30	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/13/2016	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2016	CF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FUEL SOURCE=ESTIMATE.

G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	537,962		
NET AREA	2,048	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,024	1970	192.62	197,246	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	0.980	EXT. COVER	8	TEX PLYWOOD	1.00	A	BAS	L	BAS AREA	1,024	1970	297.68	304,825				
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	600		44.17	26,504				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	78		19.73	1,539				
				FLOOR COVER	1	HARDWOOD	1.00	MST	O	O	MASONRY STACK	1		2,948.80	2,949				
				INT. FINISH	2	DRYWALL	1.00	ODS	O	O	OUT DOOR SHOWER			0.00					
				HEATING/COOLING	7	FL./WALL FURN.	0.98												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1979 / 43
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$365,800