

Key: 273

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 202

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
STUART S FAY TRUST & BEATRICE M FAY TRUST 580 PEARL HILL ROAD FITCHBURG, MA 01420				8-28-0				468 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				STUART S FAY TRUST & FAY STUART & BEATRICE				09/18/2018	F	100	31535-284	
				SILVA THEODORE S				09/15/2000	QS	409,550	13243-211	
								04/09/1991	99		7490-340	

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	%
19-235X	08/09/2019	4	REHAB	2,800	11/01/2019	LG	100	100
06-281	11/30/2006	90	BP NVC	6,000	05/01/2007	JH	100	100
96-62	04/01/1996	10	ALL OTHERS	14,400	06/01/1999		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.130	10	1.00	1	2,070,575	3.46	1	1.00	WF1	5.75	931,670

TOTAL	5,663 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE			LAND	931,700	810,100	
Inf1	NO ADJ		BUILDING	190,800	165,400			
Inf2	NO ADJ		DETACHED	3,300	3,100			
			OTHER	0	0			
					TOTAL	1,125,800	978,600	

DETACHED

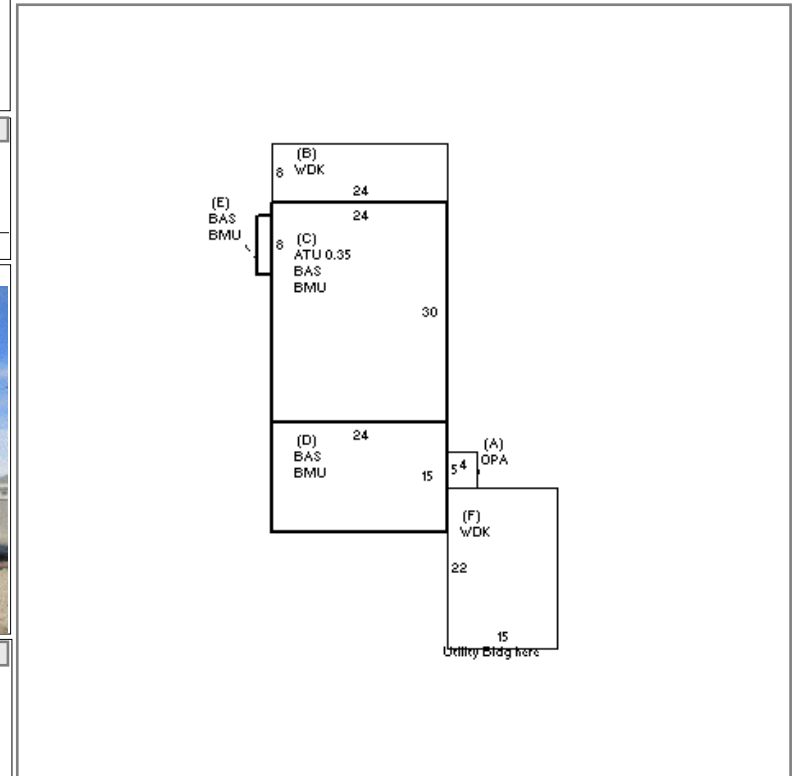
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
UTB	A	1.00 A-	0.70 12*20		240	19.60	3,300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/1/2009	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.040
NET AREA	1,096	DETAIL ADJ	1.000
\$NLA(RCN)	\$370	OVERALL	0.830

CAPACITY		UNITS	ADJ
STORIES(FAR)		1.35	1.00
ROOMS		0	1.00
BEDROOMS		4	1.00
BATHROOMS		1.5	1.00
FIXTURES		5	\$3,500
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	20		121.20	2,424
EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	522		38.91	20,310
ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,096		59.56	65,279
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,096	1900	262.20	287,374
FLOOR COVER	2	SOFTWOOD	1.00	C	ATU	N	UNFIN ATTIC	252		70.17	17,683
INT. FINISH	1	PLASTER	1.00		F11	O	FPL 1S 10P	1		9,351.00	9,351
HEATING/COOLING	13	NO HEAT	0.93		ODS	O	OUT DOOR SHOWER	1		0.00	
FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	405,920
CONDITION ELEM	CD
EFF.YR/AGE	1960 / 62
COND	53 53 %
FUNC	0
ECON	0
DEPR	53 % GD 47
RCNLD	\$190,800