

Key: 2791

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.876

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
YOUNG JOHN CORSTORPHINE ET AL 17 OAKDALE ST JAMAICA PLAIN, MA 02130-2276		50-2-0		52 CASTLE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
YOUNG JOHN CORSTORPHINE E		08/29/2007	99		22228-314+
YOUNG JOHN C ET AL &		07/31/2007	J		1521-264+
YOUNG JOHN JR &		11/24/2004	99		1521-264+

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-021	02/23/2010	90	BP NVC	7,000	05/09/2011	MR	100	100
91-052	06/03/1991	10	ALL OTHERS	4,000	07/27/1992		100	100

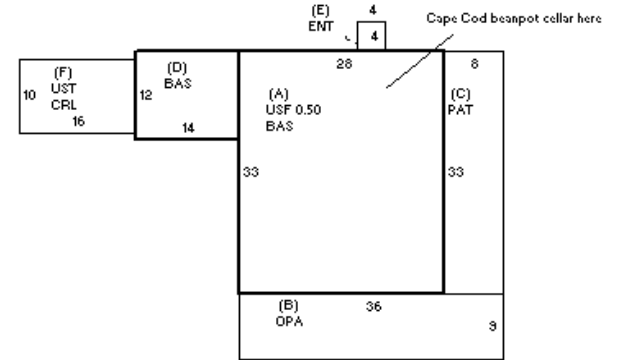
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	6.795	13	1.00	1	118,250	0.86	1	1.00	RF4	4.30	690,130
350	A	7.350	13	1.00	1	6,900	0.37	1	1.00	TWP	1.00	18,540
400	F	150	13	1.00	1	1,118	1.00	1	1.00	RF4	4.30	167,700

TOTAL	14.920 Acres	ZONING	RES	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	2,076,400	1,807,700
Inf1	NO ADJ		BUILDING	354,300	305,700			
Inf2	NO ADJ		DETACHED	4,400	4,200			
			OTHER	370,300	319,400			
					TOTAL	2,805,400	2,437,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	P 0.45 10*20		200	33.11	3,000
ASH	A	1.00	F 0.60 ON GARAGE 8*		152	11.12	1,000
SHF	A	1.00	A 0.75 AT BLDG 2 4*		32	17.17	400



BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2020	C19
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
7/13/2020 Interior data confirmed by one of owners at door (C-19). 4 FPL'S BUT 1 IS BLOCKED OFF.

YEAR BLT	1800	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	610,902		
NET AREA	1,554	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,092	1800	350.11	382,320	CONDITION ELEM	CD		
\$NLA(RCN)	\$393	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	462	1800	275.57	127,313				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	324		76.42	24,759				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	264		18.15	4,793				
				FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCL ENTRY	16		287.79	4,605				
				INT. FINISH	1	PLASTER	1.00	F	CRL	N	CRAWL SPACE	160		47.27	7,583				
				HEATING/COOLING	13	NO HEAT	0.93	F	UST	N	UTILITY STORAGE	160		124.94	19,991				
				FUEL SOURCE	8	NONE	1.00	F23	O		FPL 2S 3OP	1		37,459.50	37,460				
																		EFF.YR/AGE	1970 / 52
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$354,300

