

Key: 2792

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.878

LEGAL

LAND

DETACHED

BUILDING

INDIN

CURRENT OWNER										PARCEL ID				LOCATION			
MYERS TRURO LLC 22 FRANCIS AVE CAMBRIDGE, MA 02138										50-3-0				48 CASTLE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
MYERS TRURO LLC										12/15/2008	99	23314-222		23314-222			
MYERS NANCY G QPR TR										06/03/1993	99	8609-023		8609-023			
										06/29/1990	G	200,200		N/A-N/A			

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	%
13-323	12/13/2013	90	BP NVC	9,000			100	100
11-021	02/08/2011	40	STUDIO	65,000	02/14/2012	FC	100	100
		30	CHECK DATA		09/25/2002	BT	100	100

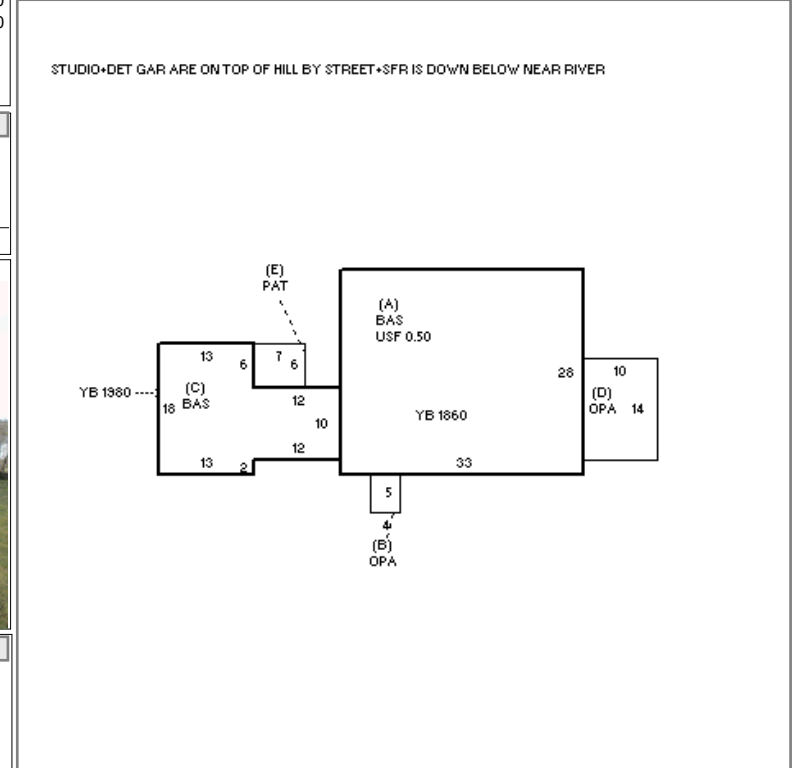
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	0.735	13	1.00	1	118,250	1.00	1	1.00	RF4	4.30	86,910
350	A	0.820	13	1.00	1	6,900	1.00	1	1.00	TWP	1.00	5,660

TOTAL	2.330 Acres		ZONING	RES	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	FY11 Lpi INCR PER FIELD REV= RIVERFRONT. WDK'S ATT TO ST1 (1BR/1BA PER BP BUT NO LIST 2/12).				LAND	1,292,600	1,123,900
Inf1	NO ADJ			LAND BUILDING	348,400	300,700				
Inf2	NO ADJ			DETACHED	45,700	43,400				
				OTHER	0	0	TOTAL	1,686,700	1,468,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A- 0.70 18X20		360	25.20	6,400
SHF	-	0.90	F 0.60 8X12		100	14.82	900
SHF	-	0.90	F 0.60 5X5		25	15.45	200
ST1	+	1.10	G 0.90 18*22	2011	396	104.94	37,400
WDK	A	1.00	A 0.75 4*5	2011	20	11.00	200
WDK	A	1.00	A 0.75 8*9	2011	72	11.00	600



BUILDING	CD	ADJ	DESC	MEASURE	1/30/2020	LG
MODEL	1		RESIDENTIAL	LIST	8/11/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1860	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,769
NET AREA	1,740	DETAIL ADJ	1.000	FOUNDATION			1.00	A	USF	L	UP-STRY FIN	462	1860	273.13	126,186		
\$NLA(RCN)	\$345	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	924	1860	343.61	317,495		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	160		84.65	13,544		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	354	1980	343.61	121,637		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PAT	N	PATIO	42		29.00	1,218		
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		17,188.60	17,189		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

CAPACITY		UNITS	ADJ	STORIES(FAR)	1.5	1.00	ROOMS	8	1.00	BEDROOMS	3	1.00	BATHROOMS	1.5	1.00	FIXTURES	5	\$3,500	UNITS	0	1.00
EFF.YR/AGE		1970 / 52		COND	42	42 %	FUNC	0	ECON	0	DEPR	42	% GD	58	RCNLD	\$348,400					