

Key: 2800

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.885

LEG
AL
L
AND

CURRENT OWNER										PARCEL ID				LOCATION					
GURU REALTY TRUST TRS: CHRISTOPHER J GRIFFIN 8 BUENA VISTA PARK CAMBRIDGE, MA 02140										50-12-0				63 DEPOT RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
GURU REALTY TRUST										07/30/2020	QS	1,800,000	33120-339						
RENEE A SIMON REV TRUST										11/04/2015	F		29251-185						
SIMON RENEE										10/08/1998	QS	825,000	11750-269						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	A	0.775	15	1.00	1	1,692,470	1.00	1	1.00	V17	4.70	1,311,660							
300	A	2.255	15	1.00	1	129,250	1.00	1	1.00	V17	4.70	291,460							
350	A	2.680	15	1.00	1	6,900	0.61	1	1.00	TWP	1.00	11,300							

DE
T
A
C
H
E
D

TOTAL	5.710 Acres				ZONING	RES	FRNT	0			ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO				N O T E	FY04 ACREAGE CHANGE PER 2002 PLAN.						LAND	1,614,400	1,403,600
Inf1	NO ADJ					LAND	674,800	531,900						
Inf2	NO ADJ					DETACHED	9,900	9,400						
											OTHER	0	0	
											TOTAL	2,299,100	1,944,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 8*20		160	15.54	1,500
PTD	A	1.00	A 0.75 8*10		80	2.30	100
OSH	A	1.00	F 0.60 AT SHF 4*11		44	6.90	200
PTD	A	1.00	A 0.75 IRREG 12*18	2019	216	2.30	400
SPV	A	1.00	A 0.75 16*32	2019	512	19.94	7,700

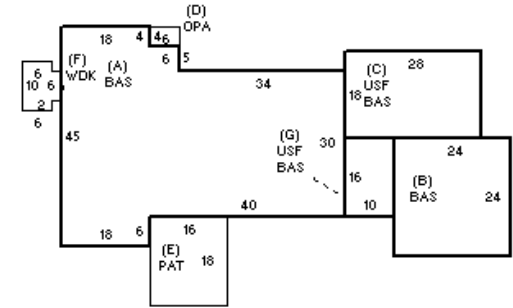


B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/25/2021	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3/25/2021 Interior data confirmed by owner via phone (C-19). Solarium has BB heat, recessed lights, tile floor.

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 %
23-211X	05/23/2023	6	SHED	1,500			0 0
NP		20	NO PERMIT		01/10/2023	LG	100 100
22-098	03/02/2022	2	ADDITION	75,000	01/10/2023	LG	20 20
19-108	04/29/2019	70	POOL	20,000	09/03/2019	LG	100 100
12-227	09/20/2012	90	BP NVC	1,865	11/26/2012	FC	100 100



NOV 2012: PER CARPENTER ON SITE, BMU IS APPROX 12x30, IN MIDDLE SECTION (REST IS CRAWL & SLAB)=VERIFY IN NEXT LIST

YEAR BLT	1958	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,297,621
NET AREA	3,944	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,704	1958	320.15	865,689	CONDITION ELEM	CD
\$NLA(RCN)	\$329	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	BAS	L	BAS AREA	576	2021	320.15	184,407		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	664	2022	270.67	179,727		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	24		160.59	3,854		
				FLOOR COVER	4	TILE	1.00	E	PAT	N	PATIO	288		18.01	5,188		
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	72		89.35	6,433		
				HEATING/COOLING	2	HOT WATER	1.02		BMU	N	BSMT UNFINISHED	360		93.43	33,633		
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		12,389.40	12,389		
																EFF.YR/AGE	1978 / 44
																COND	33 33 %
																FUNC	15 UC
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$674,800