

Key: 2810

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.894

LEGAL

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
CHRIS AFFLECK LIVING TRUST TRS: CHRISTOPHER ANNE AFFLECK 20 GRANVILLE RD CAMBRIDGE, MA 02138										50-23-0				74 DEPOT RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CHRIS AFFLECK LIVING TRUS										03/10/2014		A		28025-47			
AFFLECK CHRISTOPHER ANNE										09/08/1999		QS		675,000		12526-106	
BROWN BETSEY ANN										01/12/1999		99		11985-068			

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	%
14-278	12/29/2014	80	SOLAR TAXABL	24,912	09/17/2015	FC	100	100
13-049	03/14/2013	3	REPAIR/REMOD	20,000	10/31/2013	FC	100	100
10-031	03/02/2010	3	REPAIR/REMOD	85,000	05/11/2011	MR	100	100
	05/30/2008	30	CHECK DATA		04/15/2009	JH	100	100

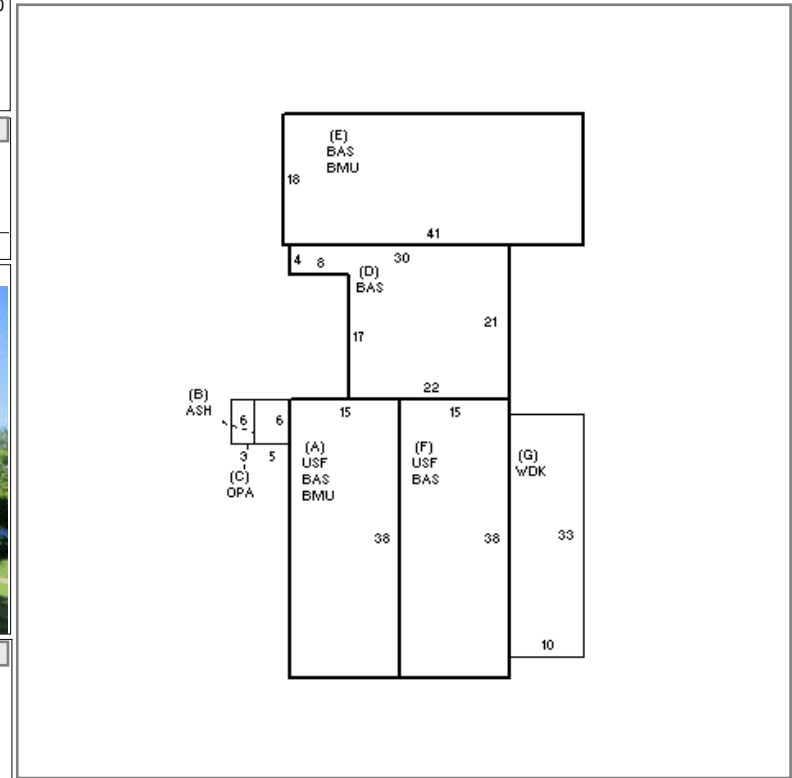
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1,080,300	1.00	1	1.00	V13	3.00	837,230
300	A	1.095	15	1.00	1	82,500	1.00	1	1.00	V13	3.00	90,340

TOTAL	1.870 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N	FY07 ACREAGE CHG PER PLN 371-68. HAS PIPE EASEMENT TO WELL ON 50-23 FOR 50-021 (SEE EASEMENT IN BK 8632 PG 231 W/SITE PLAN).			LAND	927,600	806,500
Infl1	NO ADJ		O				BUILDING	1,190,500	972,800
Infl2	NO ADJ		T				DETACHED	14,700	14,000
			E				OTHER	0	0
							TOTAL	2,132,800	1,793,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	F 0.60 20*26		520	47.10	14,700



BLDG COMMENTS
FLR COVER ESTIMATED PENDING ASSESSOR ACCESS.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2022	LG
MODEL	1		RESIDENTIAL			
STYLE	7	1.20	OLD STYLE [100%]	LIST	9/17/2015	EST
QUALITY	G	1.35	GOOD [100%]	REVIEW	5/26/2011	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1939	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,725,296
NET AREA	3,512	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,308		106.63	139,477	CONDITION ELEM	CD
\$NLA(RCN)	\$491	OVERALL	1.220	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,140	1939	372.30	424,416		
				ROOF SHAPE	2	HIP	1.00	B	ASH	N	ATT SHED	30		67.28	2,019		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	18		225.44	4,058		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	2,372	1939	449.52	1,066,266		
				INT. FINISH	1	PLASTER	1.00	G	WDK	N	ATT WOOD DECK	330		82.03	27,071		
				HEATING/COOLING	2	HOT WATER	1.02	F23	O	FPL 2S 3OP	1			52,189.30	52,189		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	4.5	1.00
FIXTURES	14	\$9,800
UNITS	1	1.00

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$1,190,500	