

Key: 2813

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.897

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HEIDERICH FELIPE & AMY TE 65 MCBRIDE ST BOSTON, MA 02130				50-26-0				65 DEPOT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HEIDERICH FELIPE & AMY TE				07/09/2021	QS	1,010,000	34283-211					
TOBIA LISA M				04/04/2013	O	450,000	27264-255					
ALLEN LESLIE P				10/26/2011	99		25787-25					
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.480 15	1.00	1	1.00	1.00	576,160	1.39	1	1.00	R08 1.60	385,330

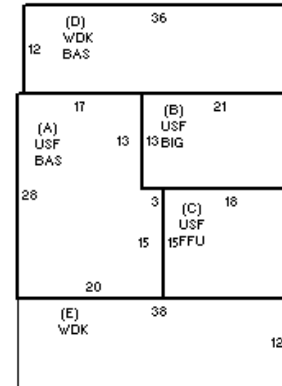
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MLS		3	REPAIR/REMOD		04/05/2022	JN	100	100
14-184	09/02/2014	2	ADDITION	10,000	12/02/2014	FC	100	100
14-071	05/01/2014	6	SHED	3,275	12/02/2014	FC	100	100
14-070	04/30/2014	9	DECK	7,000	12/02/2014	FC	100	100
14-033	03/18/2014	90	BP NVC	1,895			100	100

LEGAL LAND

TOTAL	20,909 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	INCL 30FT ROW PER DEED BK1244 PG 138 (PANHANDLE=P/O 50-12) NOT TO SURVIVE IMMEDIATE HEIRS OF GRANTEE.			LAND	385,300	335,000
Infl1	NO ADJ	O				BUILDING	753,900	616,300
Infl2	NO ADJ	T				DETACHED	2,600	2,500
		E				OTHER	0	0
						TOTAL	1,141,800	953,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 G	0.90 8*12	2014	96	16.47	1,400
SHF	A	1.00 A	0.75 10*10		100	16.47	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/12/2017	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1899	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,077,065
NET AREA	2,287	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	521	1899	501.87	261,472	CONDITION ELEM	CD
\$NLA(RCN)	\$471	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,064	1899	383.05	407,561		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	273		138.95	37,933		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	FFU	L	BAS AREA UNFIN	270	1899	202.23	54,602		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	432	2014	501.87	216,806		
BEDROOMS	3	1.00		INT. FINISH	3	WOOD PANEL	1.00	+	WDK	N	ATT WOOD DECK	888		74.47	66,133		
BATHROOMS	2.2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			24,859.00	24,859		
FIXTURES	11	\$7,700		FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER				0.00			
UNITS	1	1.00															
																EFF.YR/AGE	1991 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$753,900