

Key: 2823

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.906

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PAMET REALTY TRUST THE TRS: JOSEPH ROBBAT JR. 151 OLD CONCORD ROAD LINCOLN, MA 01773		50-36-0		50 DEPOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PAMET REALTY TRUST THE		06/23/2004	QS	962,500	(173444+)
WORTHINGTON CHRISTA REV L		06/15/2004	99		(173367)
WORTHINGTON CHRISTA		03/07/1997	A		(143751)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
04-119	07/20/2004	90	BP NVC	1,886	05/02/2007	JH	100
99-095	05/01/1999	6	SHED	3,200	12/31/2001		100

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	1,080,300	1.00	1	1.00	V13	3.00	837,230
300	A	0.585	15	1.00	1	82,500	1.00	1	1.00	V13	3.00	48,260

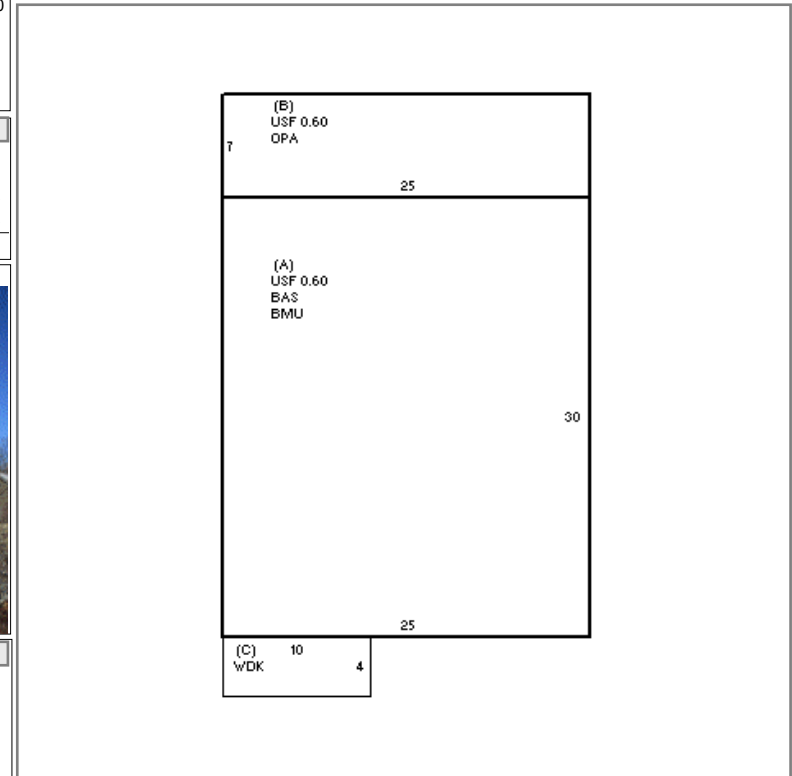
TOTAL	1.360 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	885,500	769,900
Inf1	NO ADJ		LAND	235,800	203,700			
Inf2	NO ADJ		BUILDING	2,000	1,900			
			OTHER	0	0			
						TOTAL	1,123,300	975,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*14	1998	168	15.54	2,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/22/2013	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.030
NET AREA	1,305	DETAIL ADJ	1.000
\$NLA(RCN)	\$312	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.6	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	750		70.58	52,935
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	750	1940	281.58	211,186
ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	555	1940	221.63	123,006
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	175		68.69	12,021
FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	40		80.79	3,232
INT. FINISH	4	WALL BOARD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	406,579
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$235,800