

Key: 2849

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.938

LEGALS

LAND

DETACHED

BUILDING

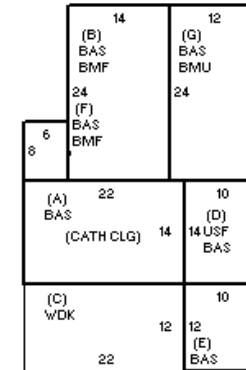
CURRENT OWNER		PARCEL ID		LOCATION	
BROOKS FAMILY TRUST TRS: BROOKS BERNARD W 46 ADAMS ST SOMERVILLE, MA 02145		50-65-0		1 CASTLE HILL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BROOKS FAMILY TRUST		11/12/2003	QS	550,000	(171194)
GRABINER RENEE LIFE ESTAT		09/20/1999	F		(154826)
GRABINER RENEE		09/19/1999	F		(154825)

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 %
20-249X	09/14/2020	90	BP NVC	3,169	12/22/2020	LG	100 100
99-096	05/01/1999	2	ADDITION	30,000	07/01/2000		100 100
87-033	03/25/1987	2	ADDITION	25,000	12/31/1988	SW	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	1.00 1	1.00	450,125	1.00 1	1.00 R06	1.25			348,850
300	A	0.025 13	1.00 1	1.00 1	1.00	34,375	1.00 1	1.00 R06	1.25			860

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	349,700	279,700
Inf1	NO ADJ		BUILDING	387,400	329,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	737,100	608,700

PER 6/10 M-L: SEC B+H BUILT 1970; SEC A+F ADDED 1987+SEC D+E ADDED 1999
SEC B HAS NO ATTIC (=SHALLOW PEAK W/ LOUVERED VENT)



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/24/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,380	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$407	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6	1.00		FLOOR COVER	4	TILE	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	5	ELECTRIC	0.95
FIXTURES	9	\$6,300		FUEL SOURCE	3	ELECTRIC	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	561,420
+	BAS	L	BAS AREA	1,240	1970	325.29	403,362	CONDITION ELEM CD	
+	BMF	N	BSMT FINISH	384		154.52	59,334		
C	WDK	N	ATT WOOD DECK	264		58.50	15,444		
D	USF	L	UP-STRY FIN	140	1970	261.18	36,566		
G	BMU	N	BSMT UNFINISHED	288		88.35	25,445		
	F11	O	FPL 1S 1OP	1		11,715.90	11,716		
	MST	O	MASONRY STACK	1		3,254.20	3,254		
	ODS	O	OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE								1985 / 37	
COND								31 31 %	
FUNC								0	
ECON								0	
DEPR								31 % GD 69	
RCNLD								\$387,400	