

Key: 2850

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.939

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KATZ JEFFREY & CHERYL C & J KATZ STUDIO 60 K STREET BOSTON, MA 02127		50-66-0		32 CASTLE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KATZ JEFFREY & CHERYL		01/22/2016	QS	500,000	29407-241
FASSETT MARY CROCKER REV		05/03/1996	F		10183-105

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-168	04/01/2022	4	REHAB	18,000	06/30/2022	LG	100 100
21-304	08/31/2021	4	REHAB	38,850	10/20/2022	LG	100 100
07-199	09/14/2007	90	BP NVC	1,000	05/30/2008	JH	100 100
86-174	10/08/1986	2	ADDITION				100 100
80-98		40	STUDIO				100 100

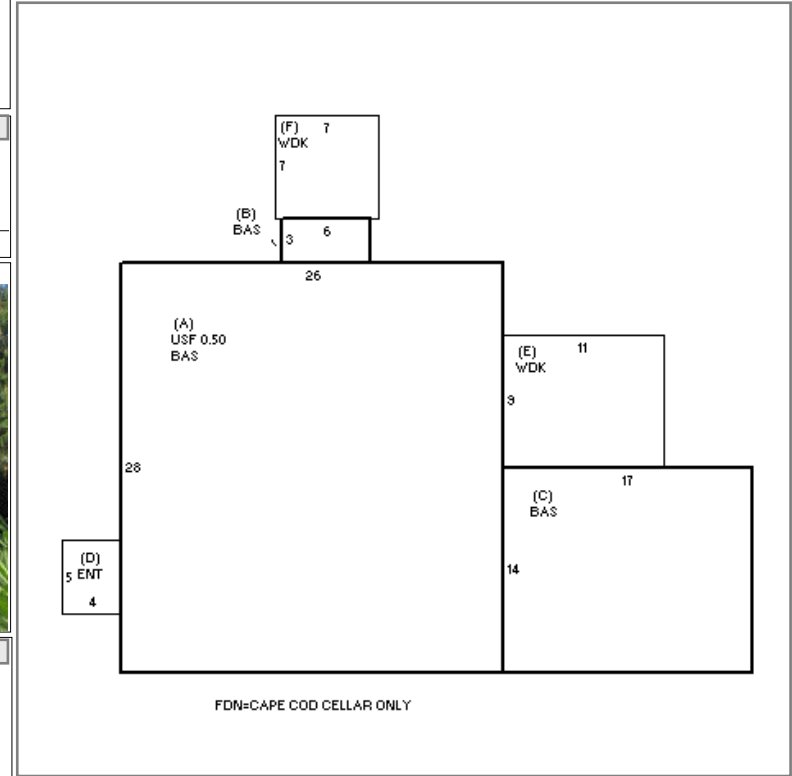
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.570	13	1.00	1	1.00	1.00	414,115	1.24	1	1.00	R05 1.15	291,940

TOTAL	24,829 SF	ZONING	RES	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	291,900	253,800
Inf1	NO ADJ		BUILDING	227,100	196,900			
Inf2	NO ADJ		DETACHED	300	300			
			OTHER	247,700	210,100			
			TOTAL	767,000	661,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.18 A	0.75 12*12	2020	144	2.71	300



BLDG COMMENTS
PER NOV 2015 LIST, BLDG 1 SECOND FLR OFFICE & BR ARE UNHEATED.



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/19/2015	FC
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,286		
NET AREA	1,348	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	984	1850	350.41	344,806	CONDITION ELEM	CD		
\$NLA(RCN)	\$359	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	364	1850	277.20	100,901				
				ROOF SHAPE	1	GABLE	1.00	D	ENT	N	ENCL ENTRY	20		288.00	5,760				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	148		69.33	10,261				
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 10P	1		17,357.10	17,357					
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	53 53 %
																		FUNC	0
																		ECON	0
																		DEPR	53 % GD 47
																		RCNLD	\$227,100

Key: 2850

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.940

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KATZ JEFFREY & CHERYL C & J KATZ STUDIO 60 K STREET BOSTON, MA 02127		50-66-0		32 CASTLE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	247,700	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

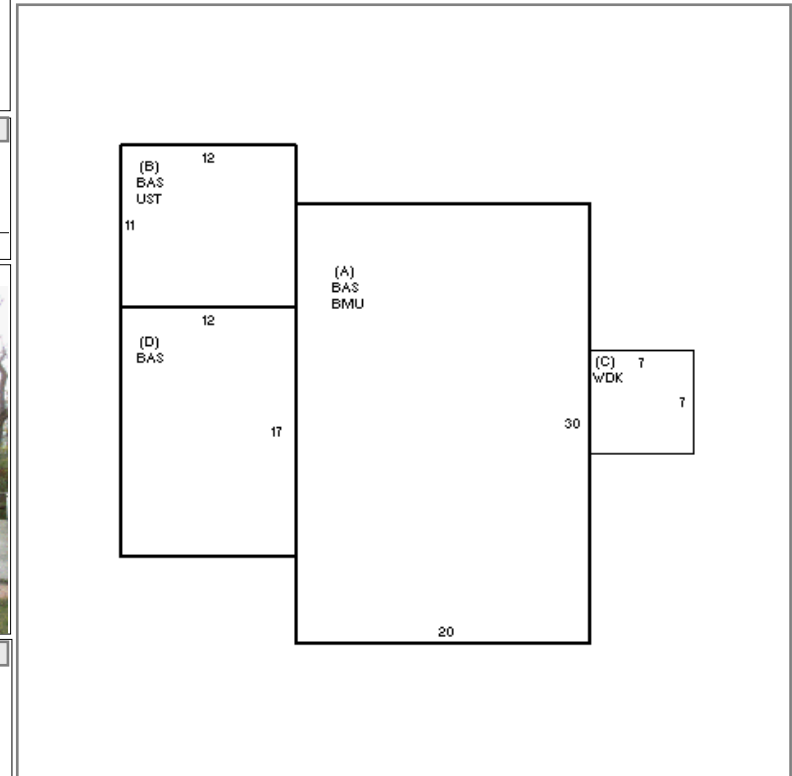
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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PHOTO 11/16/2015

BLDG COMMENTS
PER 11/19/15 LIST, HAS KITCH W/ STOVE;
HEAT=ELEC BB (BR ONLY),ELEC & GAS WALL
HEATERS.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/19/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	936	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	600		84.06	50,435
\$NLA(RCN)	\$389	OVERALL	0.980	EXT. COVER	1	WOOD SHINGLES	1.00	B	UST	N	UTILITY STORAGE	132		111.55	14,724
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	49		89.67	4,394
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	936	1980	312.57	292,561
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	7	FL./WALL FURN.	0.98								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	364,214
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$247,700