

Key: 2866

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.960

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DENNIS M WAITE 2019 LIV TRST & LESLIE ABEL WAITE REV LIV TRST PO BOX 315 TRURO, MA 02666				50-83-0				6 BRIDGE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DENNIS M WAITE 2019 LIV T				04/16/2019	F		1 (219134)				
WAITE LESLIE A & DENNIS				12/09/1997	H		(146816)				
ABEL SIDNEY J ESTATE OF				12/08/1997	99		(ATTESTD)				

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,548,430	1.00	1	1.00	RF3	4.30	1,200,030
300	A	0.775	13	1.00	1	118,250	1.00	1	1.00	RF3	4.30	91,640
350	A	1.020	13	1.00	1	6,900	0.99	1	1.00	TWP	1.00	6,980

TOTAL	2.570 Acres	ZONING	RES	FRNT	15	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CORN HILL	N	FY09=CHGD GUL TO BLDG#3 PER ZBA PERMIT				LAND	1,298,700	1,129,100
Infl1	NO ADJ	O	1/22/07 TO CONVERT 2ND FLR OF GAR TO APT (SEE				BUILDING	756,900	622,700
Infl2	NO ADJ	T	BP#07-029). FY11 Lpi INCR PER FIELD				DETACHED	11,700	11,100
		E	REV=RIVERFRONT.				OTHER	492,100	423,400
							TOTAL	2,559,400	2,186,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45		80	16.47	600
SPV	A	1.00	E 1.00	1998	540	19.94	10,800
PTD	A	1.00	P+ 0.50		256	2.30	300



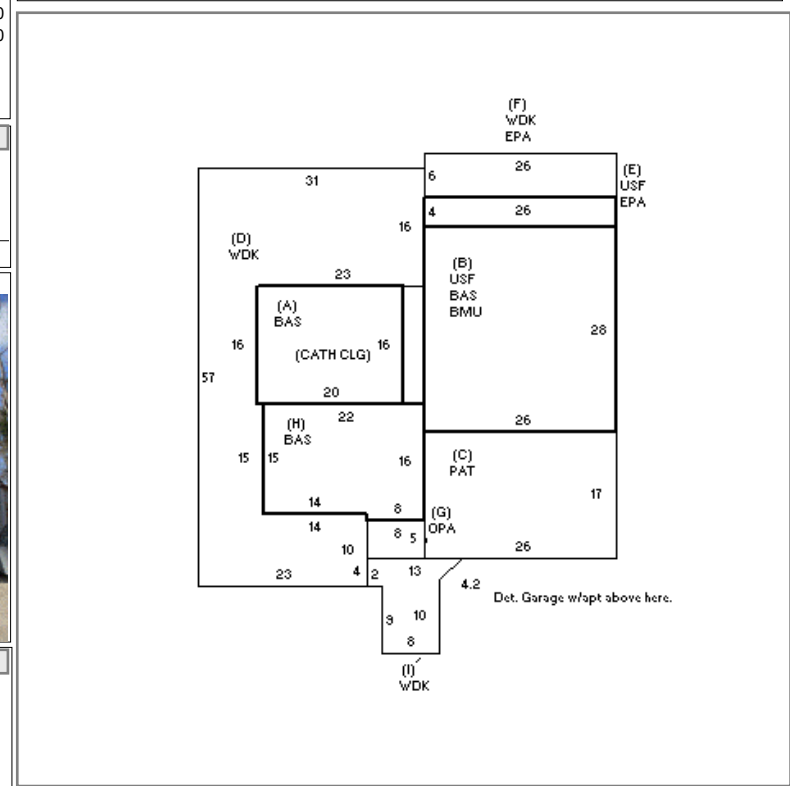
BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/17/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,218	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	320	1952	387.40	123,969
\$NLA(RCN)	\$455	OVERALL	1.120	EXT. COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	728		98.06	71,391
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	832	1952	301.72	251,031
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	442		18.03	7,970
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,262		58.06	73,268
				INT. FINISH	2	DRYWALL	1.00	+	EPA	N	ENCL PORCH	260		160.78	41,803
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	40		145.67	5,827
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BAS AREA	1,066	1952	387.40	412,970
								F11	O	FPL 1S 1OP	1		13,952.90	13,953	
								ODS	O	OUT DOOR SHOWER			0.00		

TOTAL RCN	1,009,183
CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$756,900

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2022		35	RES EXEMPT		03/01/2022			0
13-267	10/22/2013	90	BP NVC	1,500	12/19/2013	FC	100	100
08-230	11/14/2008	3	REPAIR/REMOD	20,000	05/26/2010	JH	100	100
07-029	02/21/2007	40	STUDIO	25,000	04/17/2009	JH	100	100
03-130	07/30/2003	2	ADDITION	16,000	10/04/2005	WL	100	100



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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
DENNIS M WAITE 2019 LIV TRST & LESLIE ABEL WAITE REV LIV TRST PO BOX 315 TRURO, MA 02666		50-83-0	6 BRIDGE LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

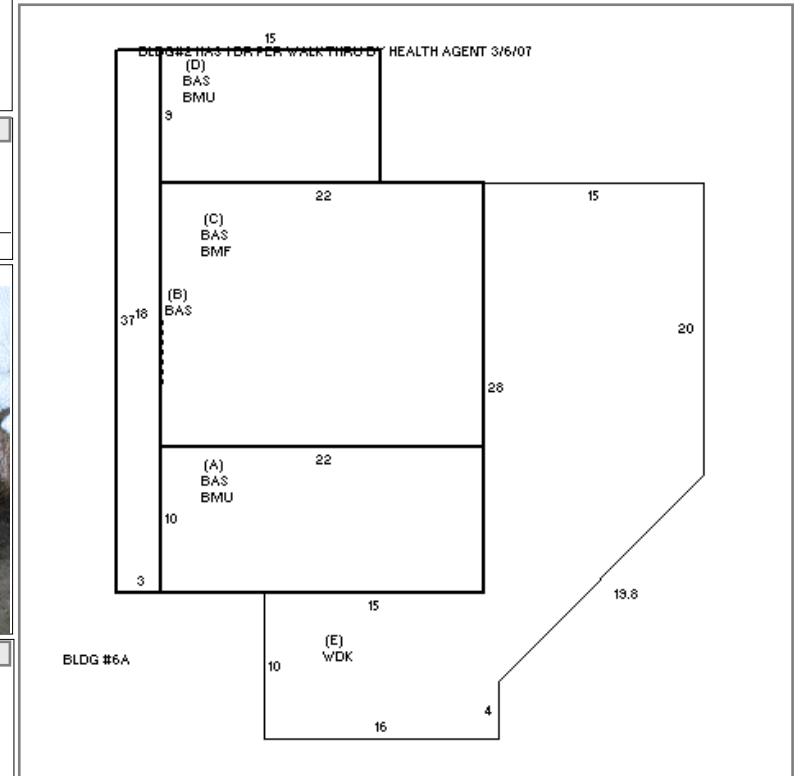
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	274,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
3/17/17 Left door tag on main house for List.  
BMF=SEMI-FIN'D RM +FULL BATH=LOW  
QUAL+POOR COND (MOISTURE PROBLEMS)=USED  
FOR STORAGE.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/17/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.050
NET AREA	862	DETAIL ADJ	1.000
\$NLA(RCN)	\$468	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	1	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	355		87.49	31,059
+	BAS	L	BAS AREA	862	1955	325.32	280,429
C	BMF	N	BSMT FINISH	396		153.02	60,594
E	WDK	N	ATT WOOD DECK	566		48.27	27,323

TOTAL RCN	403.605
CONDITION ELEM	CD
EFF.YR/AGE	1982 / 40
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$274,500

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Town of TRURO - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

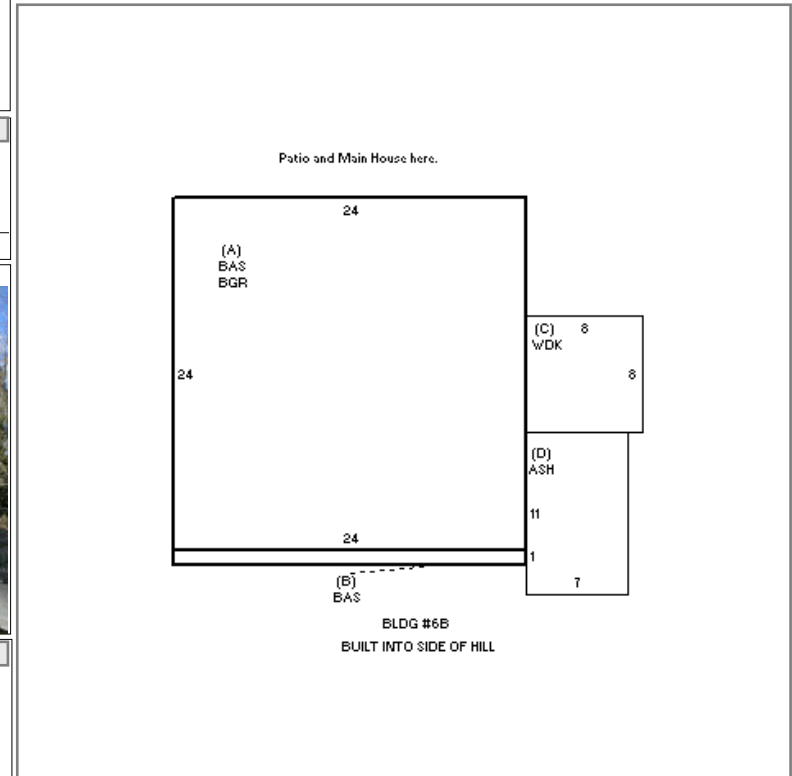
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	217,600	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/17/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
APT OVER GAR. PER PLANS BLDG #3 HAS BR+NURSERY (NOT A BR?)

SOUNDING

YEAR BLT	1998	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	262,186
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	576		101.00	58,177	CONDITION ELEM	CD
\$NLA(RCN)	\$437	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	600	1998	321.98	193,189		
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	C	WDK	N	ATT WOOD DECK	64		82.81	5,300		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ASH	N	ATT SHED	77		44.41	3,420		
ROOMS	4	1.00		FLOOR COVER	5	VINYL	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$217,600