Key: 287

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 215

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAPIRO JOSEPH & CLARK LYNN 59 DWIGHT ST BOSTON, MA 02118	9-7-0	444 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAPIRO JOSEPH & CLARK LY	09/14/2018	QS	829,000	31529-130
SHAPIRO HAROLD & ARLINE	06/24/2014	A	1	28222-265
SHAPIRO FAMILY LLC	01/10/2006	99		20642-224

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	%
19-417	12/24/2019	3	REPAIR/REMOD	65,651	11/09/2020	LG	100	100
18-444	12/11/2018	4	REHAB	175,432	08/30/2019	lg	100	100
94-028	04/06/1994	5	DEMO	3,000	12/31/1994		100	100
94-027	04/06/1994	1	SINGLE FAM R	110,000	05/01/1995		100	100

LAND

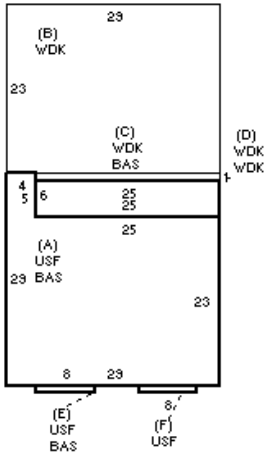
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.110	10 1.00	1 1.00	1 1.00	2,070,575	3.89	1 1.00	WF1 5.75			885,910

TOTAL	4,792 SF	ZONING	LBP	FRNT	0

Nbhd	BEACH POINT
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	885,900	770,300
BUILDING	470,900	387,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,356,800**	**1,157,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV 1.00	SV 1.00			1	0.00	

PHOTO 08/30/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/30/2019	LG
LIST	8/30/2019	LG
REVIEW	11/10/2010	MR

YEAR BLT	1995	SIZE ADJ	1.020
NET AREA	1,531	DETAIL ADJ	1.000
$NLA(RCN)	$371	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	824	1995	374.12	308,276
+	WDK	N	ATT WOOD DECK	842		55.52	46,745
+	USF	L	UP-STRY FIN	707	1995	291.50	206,087

TOTAL RCN	567,408

CONDITION ELEM	CD

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$470,900