

Key: 2882

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.983

LEGALS

LAND

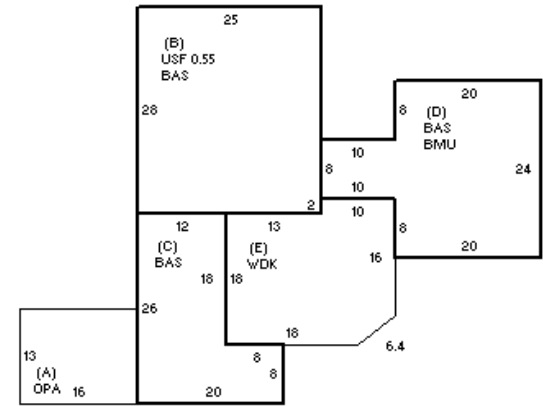
CURRENT OWNER		PARCEL ID		LOCATION	
BAXANDALL PHINEAS 595 FRANKLIN STREET CAMBRIDGE, MA 02139		50-101-0		38 DEPOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BAXANDALL PHINEAS		07/13/1992	99		8109-076

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 %
FY2023		36	RENTAL RES E		09/22/2022		0 0
22-280X	07/06/2022	90	BP NVC	2,147	09/13/2022	LG	100 100
15-241	10/02/2015	90	BP NVC	3,000	12/19/2016	LG	100 100
15-059	03/26/2015	90	BP NVC	1,175			100 100
05-179	10/18/2005	2	ADDITION	10,000	03/15/2006	WL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	576,160	1.00	1	1.00	R08	1.60	446,520
300	A	0.695	15	1.00	1	44,000	1.00	1	1.00	R08	1.60	30,580

TOTAL	1.470 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N	ST1+WDK'S ATT TO DGF. ST1=LR+BR+1/2 BATH				LAND	477,100	414,800
Infl1	NO ADJ	O	(KITCH REMOVED 2002 PER BLDG DEPT FILE.)				BUILDING	588,600	485,100
Infl2	NO ADJ	T	SHF=N/V PER 6/10 LIST (ROOF OPEN+NO BACK WALL).				DETACHED	39,800	37,800
		E					OTHER	0	0
							TOTAL	1,105,500	937,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	SV	1.00	SV 1.00 11*8=88 SF			0.00	
DGF	A	1.00	A 0.75 14*18		252	29.16	5,500
ST1	A	1.00	A 0.75 16*28		448	95.40	32,100
WDK	A	1.00	A 0.75 17*12		204	11.00	1,700
WDK	A	1.00	A 0.75 8*8		64	11.00	500



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/5/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Func 2%=no heat in Sec D. YB=1813 PER OWNER.
 ODS ON UNHEATED GARAGE/STUDIO WHICH HAS
 BR AND 1/2 BA.

DETAILED

BUILDING

YEAR BLT	1831	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	878,518
NET AREA	2,021	DETAIL ADJ	1.000	FOUNDATION			1.00	A	OPA	N	OPEN PORCH	208		91.23	18,975		
\$NLA(RCN)	\$435	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,636	1831	381.19	623,621		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	385	1831	312.26	120,221		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	560		106.16	59,447		
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	ATT WOOD DECK	424		62.48	26,492		
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		19,552.30	19,552		
				HEATING/COOLING	2	HOT WATER	1.02		MST	O	MASONRY STACK	1		3,910.20	3,910		
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	1987 / 35
																COND	31 31 %
																FUNC	2 func
																ECON	0
																DEPR	33 % GD 67
																RCNLD	\$588,600