

Key: 2920

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.028

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
18 CASTLE ROAD NOMINEE TR TRS: TODD MEGAN A PO BOX 625 TRURO, MA 02666-0625										50-141-0				18 CASTLE RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
18 CASTLE ROAD NOMINEE TR										11/13/1998		99		(148698)			
TODD GLADYS W TR										11/13/1998		99		(D745925)			
EIGHTEEN CASTLE ROAD NOM										05/28/1998		F		(148698)			

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
21-143X	05/03/2021	10	ALL OTHERS	3,000	10/21/2021	LG	100	100
18-308X	09/13/2018	90	BP NVC	16,500	01/23/2019	LG	100	100
17-277	10/10/2017	80	SOLAR TAXABL	7,000	07/25/2018	JN	100	100
13-069	04/05/2013	90	BP NVC	15,000	08/14/2013	FC	100	100

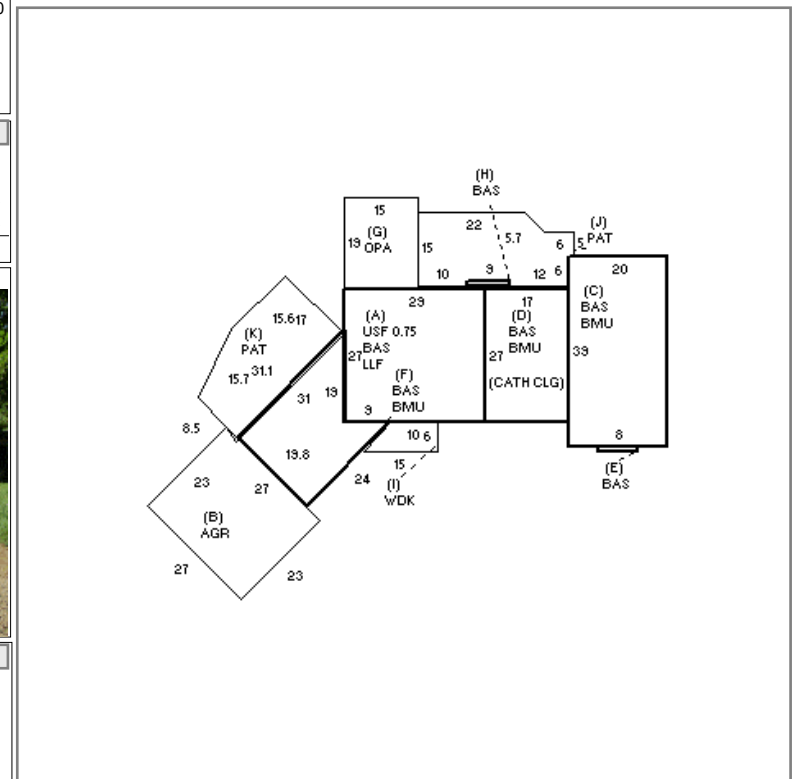
LAND

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	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	1.565	13	1.00	1	118,250	1.00	1	1.00	RF4	4.30	185,060

TOTAL	2.340 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	1,385,100	1,204,300
Inf1	NO ADJ		BUILDING	1,076,000	873,600			
Inf2	NO ADJ		DETACHED	6,700	6,300			
			OTHER	0	0			
						TOTAL	2,467,800	2,084,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 16'22		352	25.20	6,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/21/2021	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

G

YEAR BLT	1968	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,559,463
NET AREA	3,870	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	783	1968	258.80	202,642	CONDITION ELEM	CD
\$NLA(RCN)	\$403	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	587	1968	302.92	177,816		
CAPACITY				STORIES(FAR)		ROOF SHAPE	1.01	B	AGR	N	ATTACHED GARAGE	621		111.91	69,493		
		UNITS	ADJ	ROOF COVER	2	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,700		79.20	134,643		
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	459	1968	354.68	162,797		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	2,041	1968	354.68	723,896		
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	285		88.94	25,349		
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	ATT WOOD DECK	74		99.00	7,326		
								+	PAT	N	PATIO	914		16.63	15,199		
									F22	O	FPL 2S 2OP	1		26,688.40	26,688		
									GEN	O	GENERATOR	1		0.00			
									MST	O	MASONRY STACK	1		3,812.40	3,812		
									ODS	O	OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE																1983 / 39	
COND																31 31 %	
FUNC																0	
ECON																0	
DEPR																31 % GD 69	
RCNLD																\$1,076,000	