

Key: 2921

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.029

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
16 CASTLE ROAD NOMINEE TRUST TRS: TODD GILLIEN TODD TRUSTEE 136 LAKEVIEW AVE CAMBRIDGE, MA 02138		50-142-0		16 CASTLE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
16 CASTLE ROAD NOMINEE TR		10/22/2013	A	(148699)	
16 CASTLE ROAD NOMINEE TR		05/28/1998	F	(148699)	
TODD GLADYS W ESTATE OF		12/31/1997	99	(D713258)	

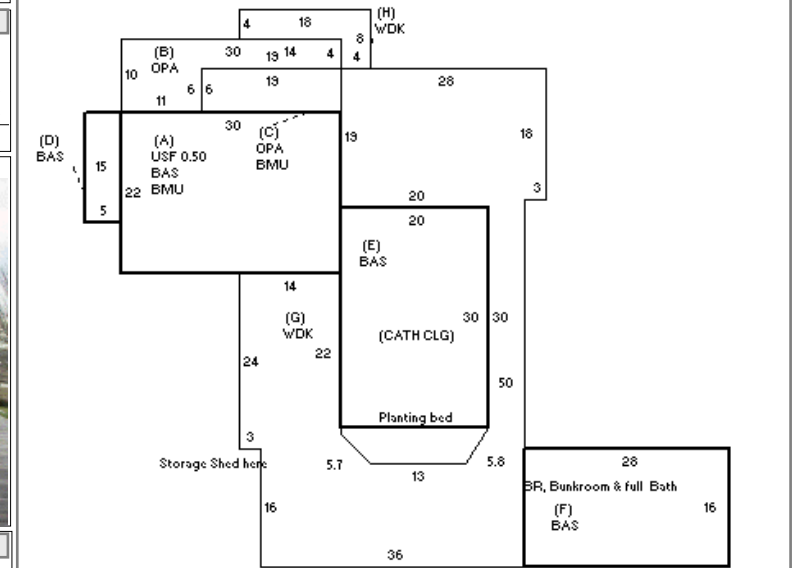
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
11-196	09/28/2011	10	ALL OTHERS	4,000	02/14/2012	FC	100 100
11-174	09/15/2011	2	ADDITION	580,000	11/01/2012	FC	100 100
11-175	09/15/2011	40	STUDIO		11/01/2012	FC	100 100
11-176	09/15/2011	6	SHED		11/01/2012	FC	100 100
06-SS8	10/10/2006	50	SPLIT SUB				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	1.00	1.00	1,548,430	1.00	1	1.00	RF3	4.30	1,200,030
300	A	0.675 13 1.00	1	1.00	1.00	118,250	1.00	1	1.00	RF3	4.30	79,820

TOTAL	1.450 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	1,279,900	1,112,800			
Inf1	NO ADJ		BUILDING	606,200	514,600			
Inf2	NO ADJ		DETACHED	7,100	6,700			
			OTHER	0	0			
TOTAL				1,893,200	1,634,100			

Per 2021 List, SHF is plumbed for full BA but does not have full BA.
SEC E = NEW KITCH/DINING, PANTRY, MUDRM & HALF BATH



DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.80 G+ 0.95	12*18+7*9	2011	279	26.73	7,100



BLDG COMMENTS
5/20/2021 Owner confirmed interior data by phone (C-19). Sec F (16x28) is entry hall to BA w/BR on either side.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/20/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866,011
NET AREA	2,113	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	774		84.51	65,413	CONDITION ELEM	CD
\$NLA(RCN)	\$410	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	660	1840	325.60	214,896		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	330	1840	266.73	88,020		
STORIES(FAR)	1.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	300		77.92	23,377			
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	523	2011	325.60	170,288			
BEDROOMS	5	1.00	INT. FINISH	1	PLASTER	1.00	E	BAS	L	BAS AREA	600	2011	325.60	195,360			
BATHROOMS	3.5	1.00	HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	ATT WOOD DECK	1,670		50.03	83,555			
FIXTURES	12	\$8,400	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP			1	16,701.10	16,701			
UNITS	1	1.00					ODS	O	OUT DOOR SHOWER			1	0.00				
EFF.YR/AGE																1990 / 32	
COND																30 30 %	
FUNC																0	
ECON																0	
DEPR																30 % GD 70	
RCNLD																\$606,200	