

Key: 2995

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.112

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DAVOL PETER B 360 HARVARD ST CAMBRIDGE, MA 02138-4214				50-227-0				5 GRIDLEY BROOK LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVOL PETER B				03/04/1991	99		7456-077				
DAVOL PETER B & ANNA L				02/01/1990	A	170,000	7043-187				

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	%
90-093	07/23/1990	20	NO PERMIT		09/11/2019	LG	0	0
90-025	03/28/1990	10	SINGLE FAM R	172,881	05/16/1991		100	100
			ALL OTHERS	7,000	05/16/1991		100	100

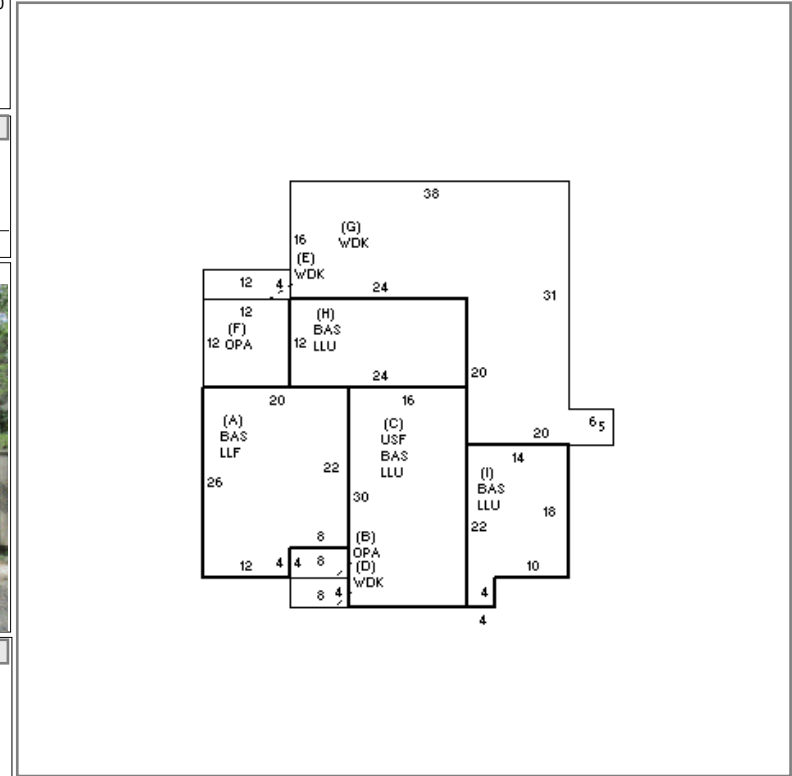
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00		1 1.00	1 1.00	522,145	1.00	1 1.00	R07	1.45		404,660
300	A	0.615 15 1.00		1 1.00	1 1.00	39,875	1.00	1 1.00	R07	1.45		24,520

TOTAL	1.390 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	429,200	373,200
Inf1	NO ADJ		BUILDING	693,600	588,500			
Inf2	NO ADJ		DETACHED	5,600	5,200			
			OTHER	0	0			
						TOTAL	1,128,400	966,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18 A	0.75 8*10		80	12.98	800
DGF	A	1.00 A	0.75 12*16		192	33.11	4,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/21/2010	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1990	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	990,848		
NET AREA	2,492	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	488	1990	231.93	113,180	CONDITION ELEM	CD		
\$NLA(RCN)	\$398	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,524	1990	331.87	505,767				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	176		82.58	14,534				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	LLU	N	LOWER LEVEL UNF	1,036		163.80	169,693				
				FLOOR COVER	2	SOFTWOOD	1.00	C	USF	L	UP-STRY FIN	480	1990	266.44	127,890				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	998		50.23	50,131				
				HEATING/COOLING	2	HOT WATER	1.02	MST	O	O	MASONRY STACK	1		3,353.20	3,353				
				FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUT DOOR SHOWER			0.00					
																		EFF.YR/AGE	1990 / 32
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$693,600