

Key: 3007

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.125

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
OLD BRIDGE ROAD, LLC MGR: ARIEL DUDDY 48 JACKSON RD WELLESLEY, MA 02481										50-240-0				14 OLD BRIDGE RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
OLD BRIDGE ROAD, LLC										12/27/2022	F	10	35563-28				
14 OLD BRIDGE ROAD RLTY T										12/18/2012	A		26960-45				
HIRSHBERG DIANE B										02/28/1997	QS	224,000	10627-204				


LAND

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	990,275	1.00	1	1.00	V9	2.75	767,460
300	A	2.225	15	1.00	1	75,625	1.00	1	1.00	V9	2.75	168,270

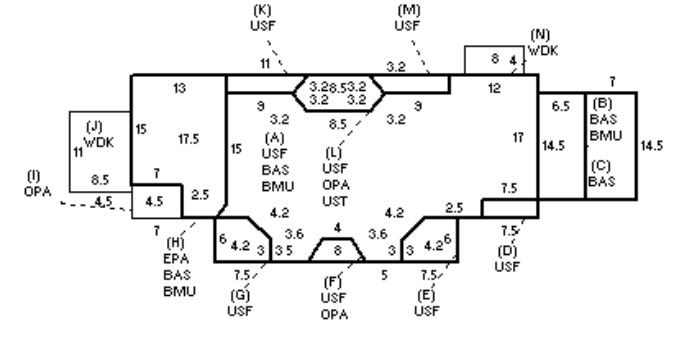
DETAILED

TOTAL	3.000 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11=DELETED VW PER FIELD REV=NONE FROM GROUND. FY13=ADDED VW PER 3/12 LIST.	LAND		935,700	591,700		
Infl1	NO ADJ		BUILDING		1,142,900	971,300		
Infl2	NO ADJ		OTHER		2,000	2,000		
				TOTAL	2,080,600	1,565,000		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/21/2023
HTB	A	1.00	A 0.75	2012	1	2,730.40	2,000		

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	%
CYCLICAL	03/21/2023	4	REHAB		03/21/2023	LG	100	100
22-462	11/21/2022	80	SOLAR TAXABL	44,400	07/13/2023	LG	100	100
11-111	06/15/2011	1	SINGLE FAM R	800,000	10/26/2012	FC	100	100
89-139	10/02/1989	6	SHED	1,000	12/31/1990		100	100



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/8/2012	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2011	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,284,205	
NET AREA	2,255	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,123		120.25	135,040	CONDITION ELEM	CD	
\$NLA(RCN)	\$569	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,225	2011	524.18	642,119			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,030	2011	404.04	416,158			
STORIES(FAR)				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	103		135.93	14,001			
ROOMS				FLOOR COVER	1	HARDWOOD	1.00	H	EPA	N	ENCL PORCH	221		217.54	48,077			
BEDROOMS				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	126		104.74	13,198			
BATHROOMS				HEATING/COOLING	9	WARM/COOL AIR	1.03	L	UST	N	UTILITY STORAGE	53		188.91	10,012			
FIXTURES				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS																	EFF.YR/AGE	2011 / 11
																	COND	11 11 %
																	FUNC	0
																	ECON	0
																	DEPR	11 % GD 89
																	RCNLD	\$1,142,900