

Key: 3021

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.137

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DONIGER ANTHONY M & LUNT ELIZABETH		50-257-0		46 CASTLE RD	
222 MARLBOROUGH ST APT 61 BOSTON, MA 02116		TRANSFER HISTORY		DOS	T
		DONIGER ANTHONY M & MCDONALD CELINE		11/24/1997	QS
				02/10/1997	J
				SALE PRICE	BK-PG (Cert)
				450,000	11079-077
					10605-006

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 %
09-217	12/10/2009	90	BP NVC	4,390	05/09/2011	MR	100 100
01-014	01/22/2001	2	ADDITION	30,000	04/05/2002	BT	100 100
92-004	01/08/1992	4	REHAB	162,000	06/17/1993		100 100
SS2013		30	CHECK DATA				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.427 13 1.00		1 1.00	1 1.00	1,548,430	1.51	1 1.00	RF4	4.30		999,170
350	A	0.468 13 1.00		1 1.00	1 1.00	6,900	1.00	1 1.00	TWP	1.00		3,230

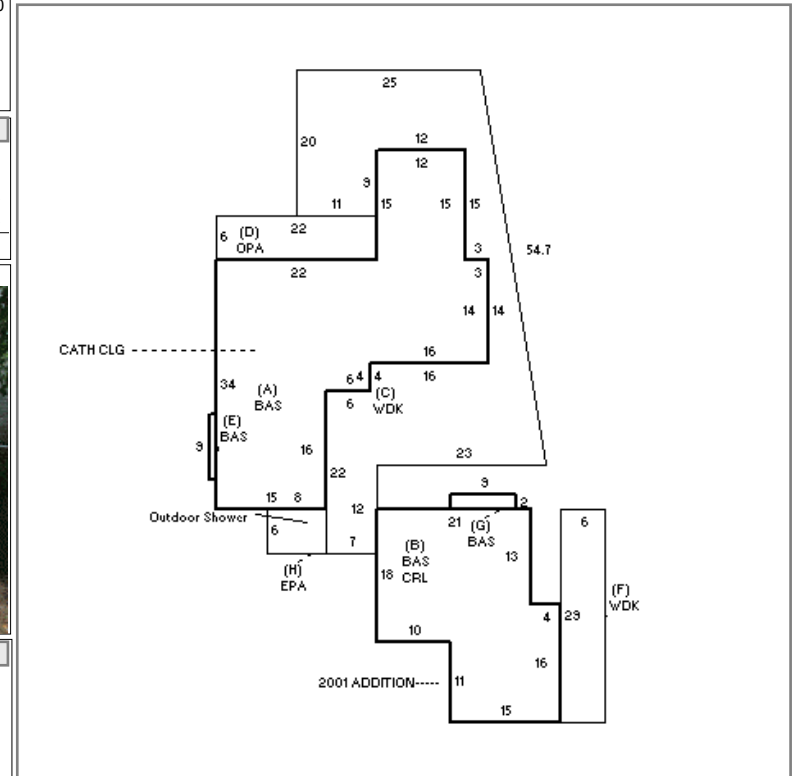
DETACHED

TOTAL	39,000 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY11 - INCREASE PRIME SITE FROM .43. FY11 ABMT CHNGS = CORRECTED LAND CODES + ACRG PER PLAN 472-52.			LAND	1,002,400	871,600
Inf1	NO ADJ	O				BUILDING	449,100	364,800
Inf2	NO ADJ	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,451,500	1,236,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
7/13/2020 Interior data confirmed by one of owners at door (C-19). Walls are drywall and beadboard.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2020	C19
STYLE	1	1.00	RANCH [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	650,873
NET AREA	1,612	DETAIL ADJ	1.015	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,049	1920	326.88	342,892	CONDITION ELEM	CD
\$NLA(RCN)	\$404	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	B	CRL	N	CRAWL SPACE	563		45.70	25,732		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	563	1920	326.87	184,030		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,161		50.23	58,316		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	132		86.92	11,473		
				INT. FINISH	2	DRYWALL	1.00	H	EPA	N	ENCL PORCH	48		224.12	10,758		
				HEATING/COOLING	5	ELECTRIC	0.95	F11	O		FPL 1S 1OP	1		12,071.80	12,072		
				FUEL SOURCE	3	ELECTRIC	1.00										

EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$449,100