

Key: 3159

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.280

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN BRUCE & GALKA JOANNE 44 WHITNEY TAVERN RD WESTON, MA 02493				53-11-0				8 GREAT HILLS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN BRUCE & GALKA JO				05/06/2021	QS	960,000	34085-322				
SHAFNACKER ANN &				12/09/2011	J		9320-184+				
SHAFNACKER ANN ET AL				06/10/2011	J		9320-184+				

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	%
21-241	07/12/2021	3	REPAIR/REMOD	75,000	12/22/2022	LG	10	10
07-233	10/12/2007	90	BP NVC	2,300	06/02/2008	JH	100	100
06-101	05/17/2006	90	BP NVC	1,500	05/30/2007	JH	100	100
02-066	04/11/2002	9	DECK	5,000	05/12/2003	BT	100	100

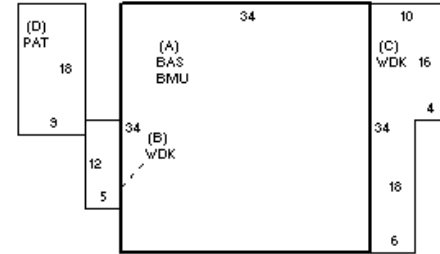
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.380	15	1.00	1	1,188,330	1.64	1	1.00	V14	3.30	739,980

TOTAL	16,553 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY11 VW INCR PER FIELD REV= PROXIMATE PANORAMIC SLIGHT OBSTRUCTION LOW ELEVATION.			LAND	740,000	643,400
Inf1	NO ADJ		BUILDING	286,500	246,800			
Inf2	NO ADJ		DETACHED	300	200			
			OTHER	0	0			
			TOTAL	1,026,800	890,400			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	P 0.45		250	2.30	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/12/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2010	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1955	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	447,579	
NET AREA	1,156	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,156		66.74	77,148	CONDITION ELEM	CD	
\$NLA(RCN)	\$387	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,156	1955	293.79	339,625			
CAPACITY				STORIES(FAR)	1	1.00	ROOF SHAPE	1	+	W/DK	N	ATT WOOD DECK	328		49.41	16,206		
ROOMS	0	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N	PATIO	162			16.08	2,605			
BEDROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1			6,985.10	6,985			
BATHROOMS	1	1.00	INT. FINISH	3	WOOD PANEL	1.00		MST	O	MASONRY STACK	1			2,910.30	2,910			
FIXTURES	3	\$2,100	HEATING/COOLING	13	NO HEAT	0.93												
UNITS	0	1.00	FUEL SOURCE	8	NONE	1.00												
EFF.YR/AGE																1975 / 47		
COND																36 36 %		
FUNC																0		
ECON																0		
DEPR																36 % GD 64		
RCNLD																\$286,500		