

Key: 317

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 246

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
SHEA KEVIN R & RICHLAND JUDITH 357 HARVARD ST APT 1 CAMBRIDGE, MA 02138		10-22-0		402 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHEA KEVIN R & RICHLAND J		09/11/2018	O	550,000	31521-128
SINISCALCO JOAN &		01/04/2012	99		13530-12+
SINISCALCO PAT P & JOAN &		02/01/2001	L	350,000	13530-012


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	%
20-095	04/20/2020	80	SOLAR TAXABL	31,404	12/21/2022	LG	100	100
19-174	06/11/2019	1	SINGLE FAM R	500,000	12/21/2022	LG	70	70
SS20-4	03/21/2018	50	SPLIT SUB		06/28/2019	JN	100	100
16-174	08/17/2016	5	DEMO		09/15/2016	CF	100	100
	07/01/2008	30	CHECK DATA		06/04/2009	RJM	100	100

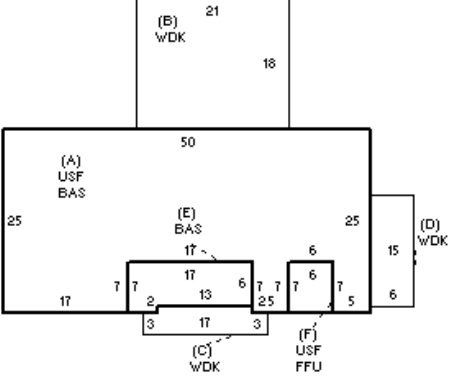
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.422	10	1.00	65	0.65	1	1.00	1,345,874	1.52	1	1.00	WF1	5.75		865,340

DETACHED

TOTAL	18,383 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	865,300	752,400
Inf1	65%		LAND BUILDING	695,300	599,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,560,600	1,351,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/21/2022
									



BLDG COMMENTS
HVAC: primary is Heat Pump, with solar and LP gas assist. FFU=Mech Rm.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2020	LG
MODEL	1		RESIDENTIAL	LIST	12/21/2022	LG
STYLE	8	1.12	CONTEMPORARY [92%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,037,745
NET AREA	2,368	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	1,089	2019	471.67	513,650	CONDITION ELEM	CD
\$NLA(RCN)	\$438	OVERALL	1.156	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,089	2019	360.00	392,041		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	ATT WOOD DECK	532		69.99	37,236		
				ROOF COVER	9	OTHER	1.00	E	BAS	L	BAS AREA	106	2019	471.67	49,997		
				FLOOR COVER	1	HARDWOOD	1.00	F	FFU	L	BAS AREA UNFIN	42	2019	190.07	7,983		
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UP-STRY FIN	42	2019	359.99	15,120		
				HEATING/COOLING	8	HEAT PUMP	1.04	GFP	O		GAS FIREPLACE	1		14,018.70	14,019		
				FUEL SOURCE	2	GAS	1.00	ODS	O		OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	2019 / 3
COND	03 03 %
FUNC	30 UC
ECON	0
DEPR	33 % GD 67
RCNLD	\$695,300