

Key: 3187

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WELL SWEEP LANE REALTY TRUST TRS: JOHN & PATRICIA O'BRIEN 101 GLENDALE ROAD QUINCY, MA 02169				53-41-0				8 WELL SWEEP LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELL SWEEP LANE REALTY TR				08/20/2018	A		1 31475-10				
OBRIEN BARNSTABLE REALTY				03/26/1996	F		10116-152				

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	%

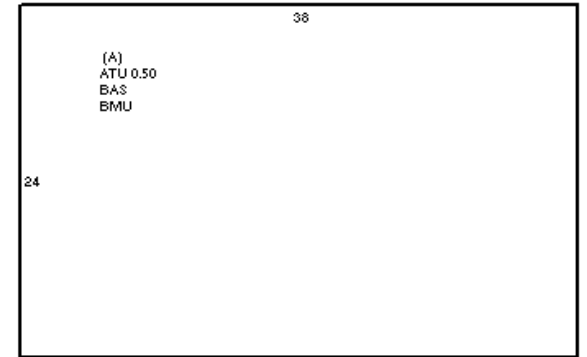
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.320	15	1.00	1	1,188,330	1.85	1	1.00	V14	3.30	702,270

TOTAL	13,939 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 VW INCR PER FIELD REV= PARTIAL PROXIMATE SOME OBSTRUCTION.	LAND	702,300	610,600			
Inf1	NO ADJ		BUILDING	248,100	214,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	950,400	824,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/04/2019
									



BSMT HAS SAND FLOOR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/4/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		77.98	71,114	
\$NLA(RCN)	\$461	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	912	1957	328.51	299,603	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	456	87.48	39,889
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00		BMG	O	BSMT GARAGE	1		7,810.60	7,811		
ROOMS	5	1.00	FLOOR COVER	5	VINYL	1.00										
BEDROOMS	3	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100	FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00														

TOTAL RCN	420,516	
CONDITION ELEM	CD	
EFF.YR/AGE	1971 / 51	
COND	41	41 %
FUNC	0	
ECON	0	
DEPR	41	% GD 59
RCNLD	\$248,100	