

Key: 3276

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.396

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
CLAIN JOHN & KENNY ELIZABETH 14 BERKSHIRE RD NEWTON, MA 02460		54-42-0		9 STEPHENS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CLAIN JOHN & KENNY ELIZABETH		11/07/2005	99	20447-263	
CLAIN JOHN		10/14/2005	QS	450,000	20363-165
HOFFMAN RAYMOND F		06/04/1982	99	3492-317	

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 %
06-106	05/17/2006	9	DECK	1,500	05/29/2007	JH	100 100
06-062	03/28/2006	9	DECK	2,400	05/29/2007	JH	100 100
06-028	02/13/2006	10	ALL OTHERS	200	05/29/2007	JH	100 100
05-193	11/04/2005	5	DEMO	1,000	02/15/2006	FC	100 100

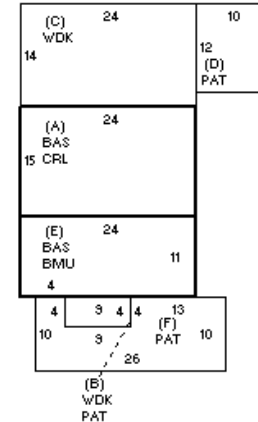
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R08	1.60		446,520
300	A	0.035	15	1.00	1	1.00	1	1.00	R08	1.60		1,540

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE NO VIEW PER 2/06 SALES INSP.				LAND	448,100	389,600
Inf1	NO ADJ		BUILDING	89,100	77,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	537,200	466,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

REVIEW

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/25/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/14/2010	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	189,556																		
NET AREA	624	DETAIL ADJ	1.000	FOUNDATION			1.00	A	CRL	N	CRAWL SPACE	360		30.32	10,917																				
\$NLA(RCN)	\$304	OVERALL	0.930	EXT. COVER	10	VERT. BOARD	1.00	+	BAS	L	BAS AREA	624	1950	224.58	140,139																				
				ROOF SHAPE	4	FLAT/SHED	1.00	+	PAT	N	PATIO	380		11.00	4,180																				
				ROOF COVER	9	OTHER	1.00	+	WDK	N	ATT WOOD DECK	372		37.77	14,051																				
				FLOOR COVER	3	W/W CARPET	1.00	E	BMU	N	BSMT UNFINISHED	264		60.40	15,945																				
				INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		2,224.70	2,225																				
				HEATING/COOLING	13	NO HEAT	0.93		ODS	O	OUT DOOR SHOWER			0.00																					
				FUEL SOURCE	8	NONE	1.00																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1960 / 62</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>53</td> <td>53 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>53</td> <td>% GD 47</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$89,100</td> </tr> </tbody> </table>														EFF.YR/AGE	1960 / 62		COND	53	53 %	FUNC	0		ECON	0		DEPR	53	% GD 47	RCNLD	\$89,100	
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