

Key: 3295

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.416

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEVINE WENDY T LIFE ESTATE PO BOX 2031 TRURO, MA 02666-2031				54-62-0				5 PERRYS HILL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEVINE WENDY T LIFE ESTAT				06/19/2006	99		(180368)				
TEICHMAN DAVID A				04/06/1984	99		(95947)				

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	%
21-327X	09/20/2021	4	REHAB	30,300	11/24/2021	LG	100	100
07-SM02	06/04/2007	50	SPLIT SUB				100	100
92-060	06/03/1992	6	SHED	2,200	06/07/1993		100	100
92-059	06/03/1992	6	SHED	1,300	06/07/1993		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	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	4.310	15	1.00	1	99,000	1.00	1	1.00	V16	3.60	426,690

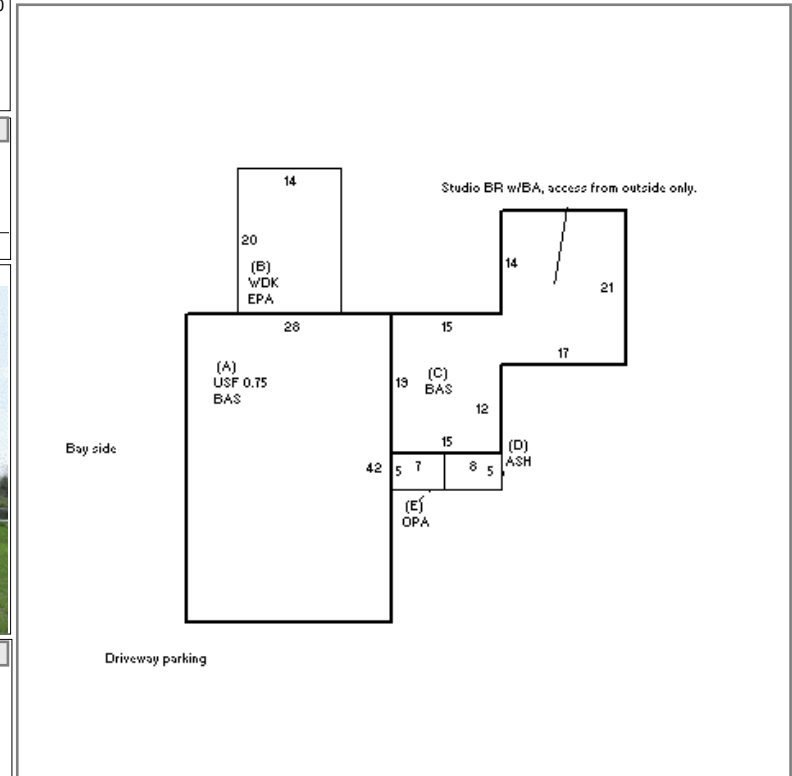
TOTAL	5.085 Acres	ZONING	RES	FRNT	5	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,431,400	1,244,400
Inf1	NO ADJ		BUILDING	622,000	513,600			
Inf2	NO ADJ		DETACHED	1,900	1,800			
			OTHER	0	0			
<b>TOTAL</b>			<b>2,055,300</b>	<b>1,759,800</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/24/2019
SHF	-	0.90	A 0.75	12*15	1992	180	13.99	1,900	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/21/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,700	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$390	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	9	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	6		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	4		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	10		\$7,000	FUEL SOURCE	1	OIL	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,818	1950	375.46	682,584
A	USF	L	UP-STRY FIN	882	1950	301.37	265,809
B	EPA	N	ENCL PORCH	280		160.59	44,966
B	WDK	N	ATT WOOD DECK	280		69.59	19,484
D	ASH	N	ATT SHED	40		53.91	2,156
E	OPA	N	OPEN PORCH	35		145.52	5,093
F22	O		FPL 2S 2OP	1		27,098.90	27,099

TOTAL RCN	1,054,191	CONDITION ELEM	CD
EFF.YR/AGE	1971 / 51	COND	41 41 %
		FUNC	0
		ECON	0
		DEPR	41 % GD 59
RCNLD	\$622,000		