

Key: 3299

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.419

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WERTKIN GERARD & BARBARA D PO BOX 793 TRURO, MA 02666				54-66-0				6 PERRYS HILL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WERTKIN GERARD & BARBARA				10/01/2004	O	1,100,000	19097-185				
LEVY ETHEL H &				10/09/1998	99		11753-108+				
LEVY, ETHEL & ROBERT TIC				04/09/1990	A		7121-174				

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	%
FY2022		35	RES EXEMPT		04/12/2022			0 0
21-340	09/20/2007	3	REPAIR/REMOD	125,000	03/10/2022	LG	100	100
07-072	04/13/2007	70	POOL	78,928	06/05/2008	JH	100	100
06-131	06/15/2006	1	SINGLE FAM R	875,000	06/05/2008	JH	100	100
04-200	11/04/2004	5	DEMO	12,500			100	100

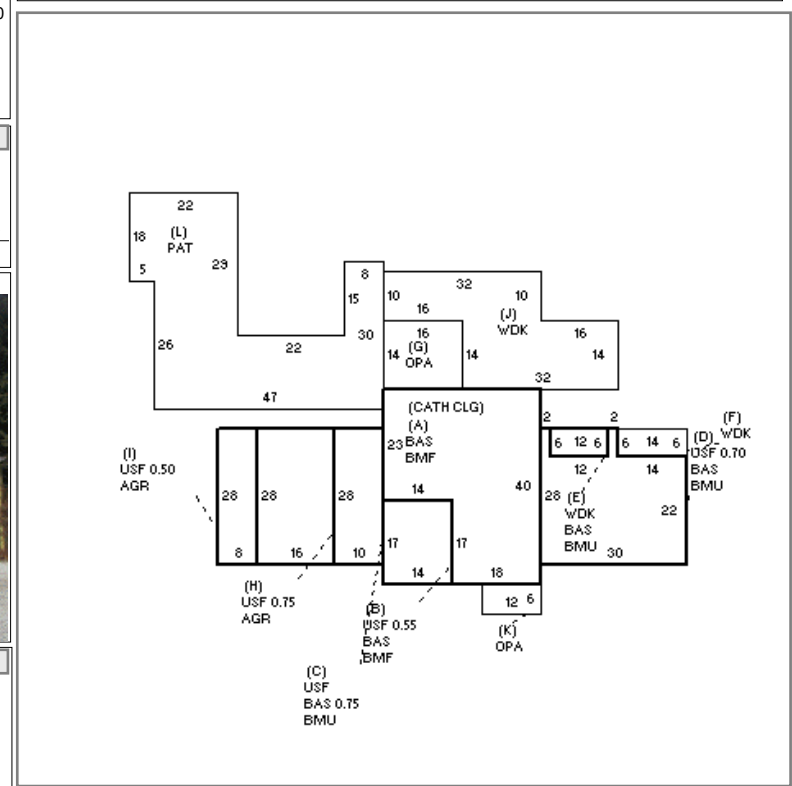
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	1,296,360	1.00	1 1.00	V16	3.60		1,004,680
300	A	1.225	15 1.00	1 1.00	1 1.00	99,000	1.00	1 1.00	V16	3.60		121,280

TOTAL	2.000 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		NOTE	HAS EASEMENT OVER PERRY HILL WAY.			LAND	1,126,000	979,000
Inf1	NO ADJ			BUILDING	2,254,100	1,926,600			
Inf2	NO ADJ			DETACHED	36,100	34,400			
				OTHER	0	0			
				TOTAL	3,416,200	2,940,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	V	1.50	G+ 0.95 20*40	2007	800	47.51	36,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2022	LG
MODEL	1		RESIDENTIAL			
STYLE	16	1.30	NEW STYLE [100%]	LIST	3/10/2022	LG
QUALITY	V	1.53	VERY GOOD [88%]	REVIEW	12/13/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,621,022
NET AREA	3,584	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,280		231.40	296,186	CONDITION ELEM	CD
\$NLA(RCN)	\$731	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,042	2006	557.74	581,165		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,204	2006	557.74	671,519		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UP-STRY FIN	890	2006	454.70	404,687		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,036		137.48	142,426		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	924		89.81	82,982		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	296		139.87	41,400		
				FUEL SOURCE	2	GAS	1.00	+	AGR	N	ATTACHED GARAGE	672		175.97	118,254		
								+	USF	L	UP-STRY FIN	448	2006	454.70	203,706		
								L	PAT	N	PATIO	1,408		26.15	36,820		
									F21	O	FPL 2S 1OP	1		29,977.80	29,978		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHOWER	1		0.00			

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.55	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4.5	1.00
FIXTURES	17	\$11,900
UNITS	1	1.00

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$2,254,100