Key: 341

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 280

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GILL DAVID J 20 SADDLEBACK DRIVE WRENTHAM, MA 02093	13-4-0	319 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GILL DAVID J	10/12/2018	V	862,500	31591-235
WARREN CHRISTOPHER & COUR	12/29/2009	V	301,000	24268-204
AURORA LOAN SERVICES LLC	10/06/2009	L	320,000	24078-225

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

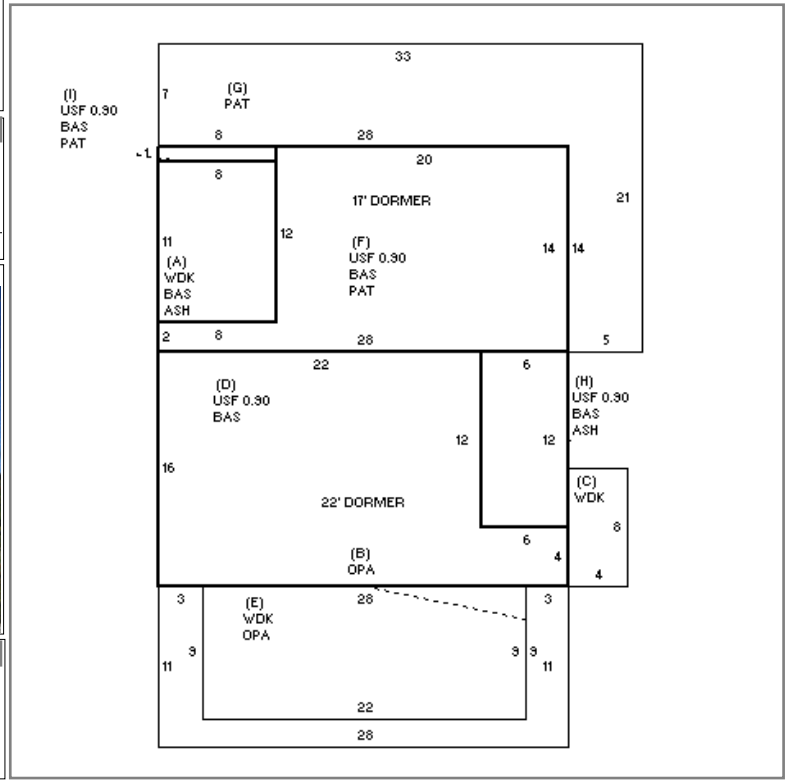
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-143X	03/23/2022	4	REHAB	8,490	09/29/2022	LG	100	100
10-133	07/02/2010	2	ADDITION	150,000	04/30/2012	FC	100	100
02-098	05/21/2002	10	ALL OTHERS	2,500	05/02/2007	JH	100	100
02-071	04/12/2002	2	ADDITION	22,000	05/02/2007	JH	100	100
		30	CHECK DATA		01/19/2002		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	10 1.00	1 1.00	1 1.00	630,175	2.32	1 1.00	V2 1.75			336,910

TOTAL	10,019 SF	ZONING	LBP	FRNT	0
Nbhd	BEACH POINT	NOTE	FY11=ADDED VW PER FIELD REVIEW=OBSTRUCTED		
Infl1	NO ADJ		BAY VW FROM 1ST FLR; CHECK FROM 2ND FLR		
Infl2	NO ADJ		FY12 PER 2010 BP FOR 2ND FLR.		

ASSESSED	CURRENT	PREVIOUS
LAND	336,900	292,900
BUILDING	541,500	440,100
DETACHED	0	0
OTHER	0	0
TOTAL	**878,400**	**733,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/29/2022

BLDG COMMENTS

Nov 2020 CYC - List estimated.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2020	LG
LIST	11/3/2020	EST
REVIEW	5/31/2011	MR

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	1,517	DETAIL ADJ	1.000
$NLA(RCN)	$401	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	ASH	N	ATT SHED	160		54.06	8,650
+	OPA	N	OPEN PORCH	308		85.55	26,348
+	WDK	N	ATT WOOD DECK	318		65.91	20,961
+	BAS	L	BAS AREA	840	1900	391.94	329,227
+	USF	L	UP-STRY FIN	670	2010	305.38	204,602
+	PAT	N	PATIO	605		16.94	10,246
I	USF	L	UP-STRY FIN	7	1900	305.43	2,138

TOTAL RCN	608,471
CONDITION ELEM	CD

EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$541,500