

Key: 3470

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.606

LEG
A
L

CURRENT OWNER		PARCEL ID		LOCATION	
NELSON MATTHEW E & KIMBERLY S 350 WAYLAND AVE PROVIDENCE, RI 02906		59-14-0		93 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NELSON MATTHEW E & KIMBER		03/20/2012	QS	742,500	(196598)
93 OLD COUNTY ROAD RLTY T		08/08/2005	99		(177565)
HUETTNER ROBERT E & VIRGI		07/30/1999	QS	419,000	(154174)

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 %
98-102	06/01/1998	1	SINGLE FAM R	250,000	01/01/2000		100 100

L
A
N
D

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	990,275	1.00	1 1.00	V8	2.75		767,460
300	A	0.005 15 1.00		1 1.00	1 1.00	75,625	1.00	1 1.00	V8	2.75		380

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 VW INCR PER FIELD REV.				LAND	767,800	485,600
Inf1	NO ADJ		LAND	692,300	569,800			
Inf2	NO ADJ		BUILDING	200	200			
			OTHER	0	0			
			TOTAL	1,460,300	1,055,600			

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 A	0.75 8*14		112	2.30	200

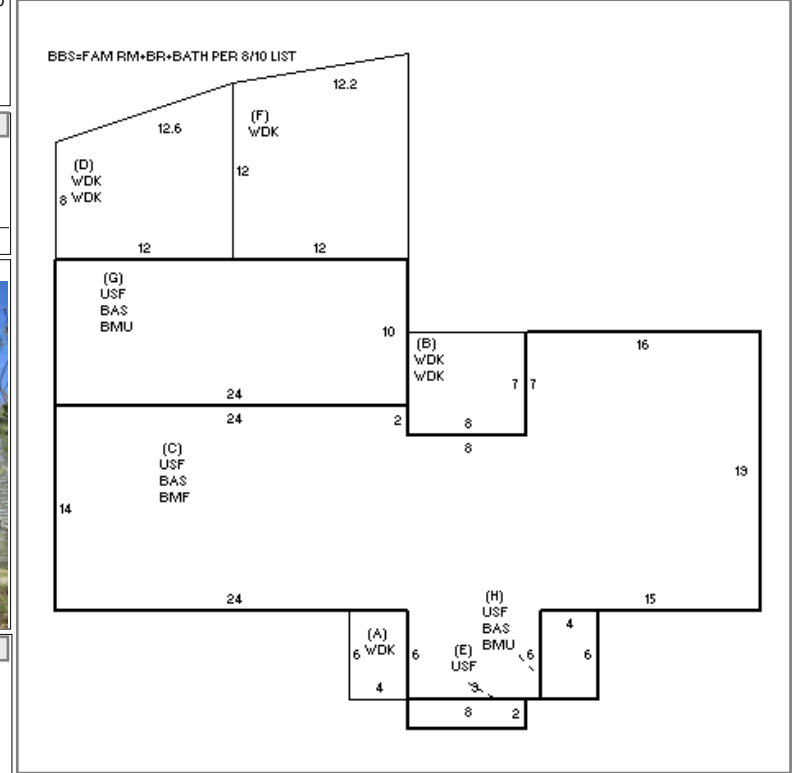


BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/29/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

B
U
I
L
D
I
N
G

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	910,909
NET AREA	2,124	DETAIL ADJ	1.000	FOUNDATION			1.00	+	WDK	N	ATT WOOD DECK	532		55.47	29,507		
\$NLA(RCN)	\$429	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	C	BMF	N	BSMT FINISH	790		163.86	129,446		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,054	1998	373.77	393,956		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,070	1998	285.28	305,249		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	264		100.52	26,537		
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			18,514.10	18,514		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3.5	1.00
FIXTURES	11	\$7,700
UNITS	0	1.00

CONDITION ELEM	CD

EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$692,300