

Key: 3473

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.610

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
ANDREWS ANTHONY WRIGHT & ANDREWS 2022 REVOC TRUST 58 BOWEN ST NEWTON, MA 02459		59-18-0	5 COBB RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
ANDREWS ANTHONY WRIGHT & ANDREWS GEOFFREY COTTON ANDREWS GEOFFREY C &		02/10/2022 06/09/2015 12/31/1998	F A 99	1 34898-92 305,000 28927-146 (121583+)

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 %

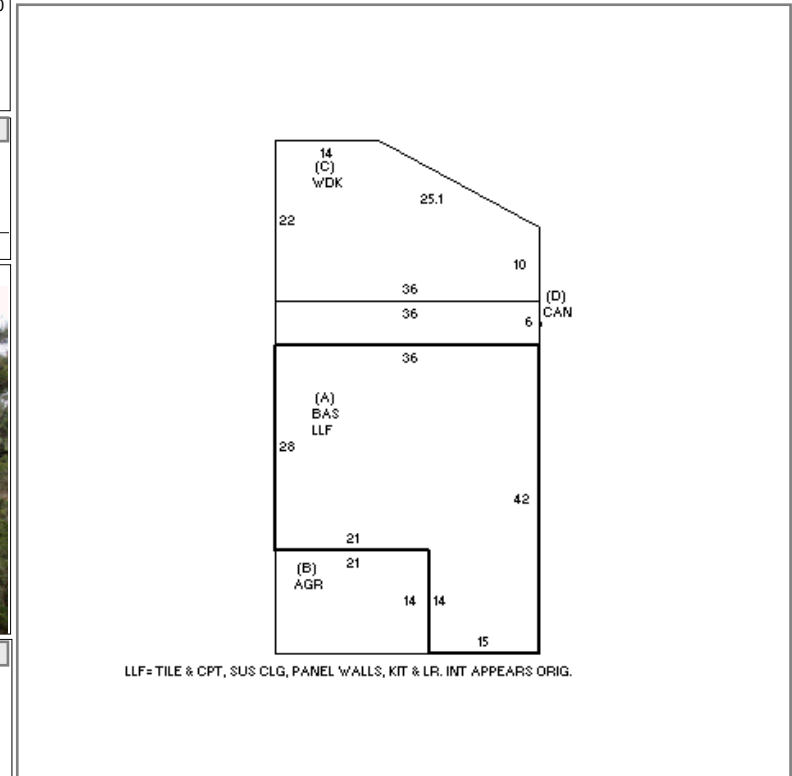
LAND

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	V9	2.75	767,460
300	A	1.232	15	1.00	1	1.00	1	1.00	1	V9	2.75	93,170

TOTAL	2.007 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE LOT A. FY16 CORR SF PER PLN.	LAND	860,600	544,200			
Inf1	NO ADJ		BUILDING	448,900	387,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,309,500	931,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



LLF= TILE & CPT, SUS CLG, PANEL W'ALLS, KIT & LR. INT APPEARS ORIG.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/20/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1959	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	701,376
NET AREA	2,436	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	1,218	1959	197.53	240,588	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,218	1959	305.26	371,807		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	294	104.23	30,644		
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	1.00	C	WDK	N	ATT WOOD DECK	660		45.75	30,193		
ROOMS	0	1.00	FLOOR COVER	99	N/A	1.00	1.00	D	CAN	N	CANOPY	216		46.99	10,150		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	1.00		F11	O	FPL 1S 10P	1		10,994.40	10,994		
BATHROOMS	2.5	1.00	HEATING/COOLING	2	HOT WATER	1.02	1.02		ODS	O	OUT DOOR SHOWER			0.00			
FIXTURES	10	\$7,000	FUEL SOURCE	1	OIL	1.00	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1975 / 47
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$448,900