

Key: 3553

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.695

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
DEMETRI GEORGE D & FRANKL SUSAN E 118 SALISBURY RD BROOKLINE, MA 02445										59-101-0				85 OLD COUNTY RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
										05/28/2008	QS	1,175,000	(186067)				
										03/20/2000	H		(156955)				
										02/12/1991	QS	130,000	(122680)				

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	V10	2.75	767,460
300	A	0.025	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V10	2.75	1,890

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	HTB ON REAR WDK OF SFR.			LAND	769,400	608,100
Inf1	NO ADJ		LAND	964,100	798,500			
Inf2	NO ADJ		DETACHED	2,300	2,000			
					OTHER	0	0	
					TOTAL	1,735,800	1,408,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000
PTD	A	1.00	A 0.75		192	2.30	300



BLDG COMMENTS
Bonus room above Garage.

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2023	LLG
MODEL	1		RESIDENTIAL	LIST	6/22/2023	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/26/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,816	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$469	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	5		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2.5		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	9		\$6,300	FUEL SOURCE	2	GAS	1.00
UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,312	1991	451.95	592,964
+	AGR	N	ATTACHED GARAGE	478		141.97	67,863
+	USF	L	UP-STRY FIN	1,504	1991	337.48	507,571
+	WDK	N	ATT WOOD DECK	1,074		67.73	72,743
+	BMU	N	BSMT UNFINISHED	207		122.75	25,409
H	UST	N	UTILITY STORAGE	90		162.88	14,660
L	OPA	N	OPEN PORCH	176		111.35	19,597
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		13,565.60	13,566
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,320,673
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$964,100

