

Key: 515

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 422

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROFFI J MICHAEL 303 FELLSWAY WEST MEDFORD, MA 02155				22-33-0				5 HIGHLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROFFI J MICHAEL				01/20/1999	QS	138,000		12004-144			

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	%
23-100 00-063	03/15/2023 05/01/2000	2 6	ADDITION SHED	97,800 2,000	03/03/2003	TEG	0 100	0 100

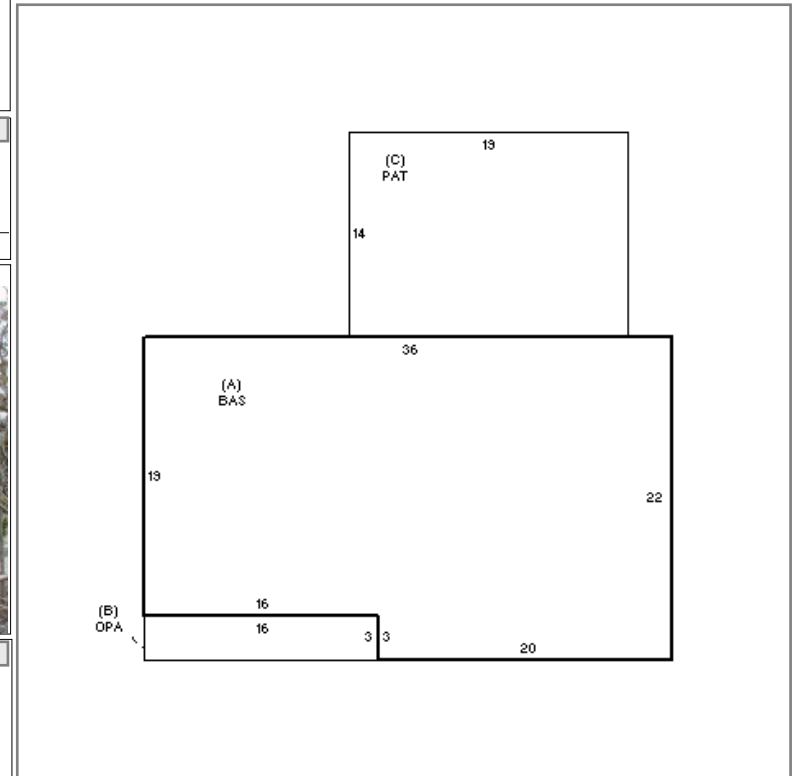
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	11	1.00	1	1.00	1	1.00	R03	1.00		192,520

TOTAL	10,019 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	192,500	167,400
Inf1	NO ADJ		BUILDING	175,500	149,000			
Inf2	NO ADJ		DETACHED	5,200	5,000			
			OTHER	0	0			
						TOTAL	373,200	321,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A+ 0.80 12X16	2002	192	15.54	2,400
WDK	G	1.18	G 0.90 EST 12*20		240	12.98	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2021	EST
MODEL	1		RESIDENTIAL	LIST	4/13/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
APRIL 13, 2021 UNABLE TO MEASURE DUE TO LOCKED GATES, LEFT TAG ON GATE. JUNE 2012 (LEFT DOOR TAG) AND JULY 2009 UNABLE TO MEASURE DUE TO LOCKED GATE.

YEAR BLT	1952	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	744	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$347	OVERALL	0.980	EXT. COVER	8	TEX PLYWOOD	1.00
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00
STORIES(FAR)	1	1.00		ROOF COVER	7	ROLL	1.00
ROOMS	0	1.00		FLOOR COVER	5	VINYL	1.00
BEDROOMS	2	1.00		INT. FINISH	5	OTHER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	6	GRAVITY	0.98
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	744	1952	315.54	234,763
B	OPA	N	OPEN PORCH	48		117.49	5,640
C	PAT	N	PATIO	266		16.36	4,353
	F11	O	FPL 1S 1OP	1		11,253.30	11,253

TOTAL RCN	258,108
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$175,500