

Key: 517

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 424

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CURRENT OWNER				PARCEL ID				LOCATION				
CLINTON C KERSHAW LIVING TRUST				22-35-0				9 HIGHLAND AVE				
TRS: CLINTON C KERSHAW				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
POB 909				CLINTON C KERSHAW LIVING				01/24/2017	F	1	30254-258	
NO TRURO, MA 02652				KERSHAW CLINTON				12/09/2005	QS	376,000	20555-314	
				BROTCHIE FAMILY R E N O M T				03/16/2001	99		13639-058	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-205X	05/22/2023	4	REHAB	16,300		LG	0 0
CYC	05/16/2023	30	CHECK DATA		07/22/2022	LG	100 100
23-054X	02/06/2023	90	BP NVC	5,700	08/01/2023	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
16-278X	11/21/2016	90	BP NVC	3,500	05/02/2017	LG	100 100

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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.460	11	1.00	1	360,100	1.44	1	1.00	R03	1.00	237,700

TOTAL	20,038 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E				LAND	237,700	206,700
Inf1	NO ADJ					BUILDING	163,300	143,600
Inf2	NO ADJ					DETACHED	800	0
						OTHER	288,700	203,200
						TOTAL	690,500	553,500

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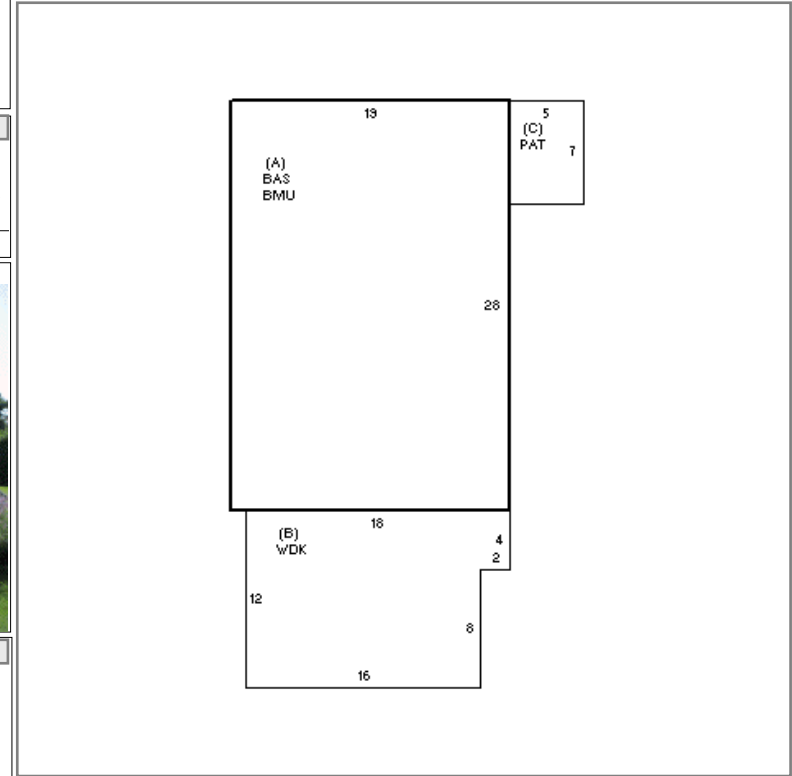
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75 BLDG 2 7*9		63	16.47	800	07/22/2022



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/28/2013	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,246
NET AREA	532	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	532		89.19	47,449		
\$NLA(RCN)	\$472	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	532	1900	331.64	176,433		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	200		62.34	12,467		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	35		27.70	970		
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 10P	1			11,827.50	11,828		
				INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			
				HEATING/COOLING	15	FHW/DCTLS AC	1.03										
				FUEL SOURCE	1	OIL	1.00										

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BLDG COMMENTS
Bldg 1: 1 minisplit Bldg 2: 2 minisplits. LP Gas heat? Check at next List.

EFF.YR/AGE	1976 / 46
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$163,300

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9/27/2023 7:11 pm SEQ #: 425

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CLINTON C KERSHAW LIVING TRUST				22-35-0				9 HIGHLAND AVE				
TRS: CLINTON C KERSHAW				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
POB 909												
NO TRURO, MA 02652												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	288,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/21/2015	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	5/16/2023	JN
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS 2 INVERTERS FOR MINI-SPLIT SYSTEM (HEAT+A/C).

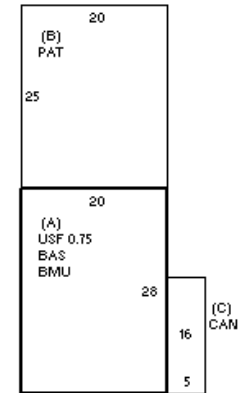
BUILDING

YEAR BLT	2015	SIZE ADJ	1.050
NET AREA	980	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		1	1.00
BEDROOMS		0	1.00
BATHROOMS		0.5	1.00
FIXTURES		2	\$1,400
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL RSD RIDGE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	18	MINISPLIT	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	560		77.20	43,230
A	BAS	L	BAS AREA	560	2015	287.05	160,747
A	USF	L	UP-STRY FIN	420	2015	225.94	94,893
B	PAT	N	PATIO	500		13.23	6,615
C	CAN	N	CANOPY	80		43.75	3,500

TOTAL RCN	310,386
CONDITION ELEM	CD
EFF.YR/AGE	2015 / 7
COND	07 07 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$288,700



Per OWNER JAN T, 2016, 1ST FLR HAS DRYWALL & SUBFLR W/ HALF BATH, & 2ND FLR HAS SUBFLR BUT NO DRYWALL