

Key: 5561

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.881

LEG  
AL  
LAND

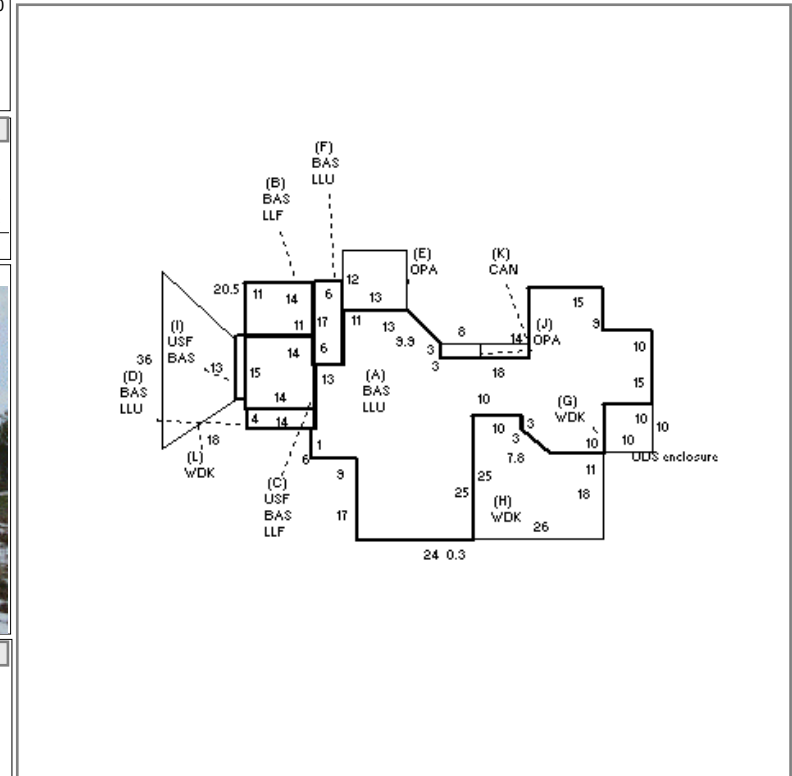
CURRENT OWNER		PARCEL ID		LOCATION	
FREIDIN RALPH B & MIRIAM R 25 CHANNEL CENTER UNIT 1102 BOSTON, MA 02210		46-371-0		51 CASTLE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FREIDIN RALPH B & MIRIAM		07/23/1999	QS	245,000	12428-273
FREIDIN RALPH B & MIRIAM		07/23/1999	G	612,000	12428-135

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 %
17-323X	12/06/2017	4	REHAB	22,700	05/10/2018	LG	100 100
15-286	11/16/2015	3	REPAIR/REMOD	18,000	12/19/2016	LG	100 100
01-003	04/01/2001	1	SINGLE FAM R	345,000	03/31/2002	BT	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	4.045	13	1.00	1	99,000	1.00	1	1.00	V16	3.60	400,460

TOTAL	4.820 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	Has vw easmt+40' wide paved row on abutting lot. PTD TO LEFT OF SFR DOWN HILL.			LAND	1,405,100	1,221,600
Inf1	NO ADJ		LAND	1,491,100	1,233,300			
Inf2	NO ADJ		BUILDING	200	200			
						OTHER	0	0
						<b>TOTAL</b>	<b>2,896,400</b>	<b>2,455,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 10*12		124	2.30	200



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/18/2012	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
LLF=BR+FULL BATH W/ MINI-SPLIT FOR A/C PER Feb 2016 INTERIOR INSPEC.

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YEAR BLT	2001	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,863,874			
NET AREA	3,176	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	2,186		206.81	452,088	CONDITION ELEM	CD			
\$NLA(RCN)	\$587	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	364	2001	311.13	113,252					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	236	2001	359.23	84,779					
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	180		110.78	19,940					
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,015		67.39	68,397					
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BAS AREA	2,576	2001	418.50	1,078,045					
				HEATING/COOLING	9	WARM/COOL AIR	1.03	K	CAN	N	CANOPY	30		69.22	2,077					
				FUEL SOURCE	2	GAS	1.00		WDK	N	ATT WOOD DECK	256		80.86	20,701					
													F11	O	FPL 1S IOP	1	16,195.20	16,195		
													ODS	O	OUT DOOR SHOWER	2	0.00			
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2002 / 20	
STORIES(FAR)		1	1.00															COND	20 20 %	
ROOMS		8	1.00															FUNC	0	
BEDROOMS		6	1.00															ECON	0	
BATHROOMS		4	1.00															DEPR	20 % GD 80	
FIXTURES		12	\$8,400															RCNLD	\$1,491,100	
UNITS		1	1.00																	