

Key: 5570

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.890

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
CAMACHO VINCENT B II & EMILY J 68 DEERVIEW WAY FRANKLIN, MA 02038		45-122-0		1 MARYS WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
CAMACHO VINCENT B II & EM B S C-TRURO VENTURES LLC D L Q REALTY TR		01/22/2015	U	2,625,000	28643-96							
		03/20/2008	99	22766-272								
		12/13/2001	F	14570-036								
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,296,360	1.00	1	1.00	V15		1,004,680
300	A	0.832	11	1.00	1	99,000	1.00	1	1.00	V15		82,370

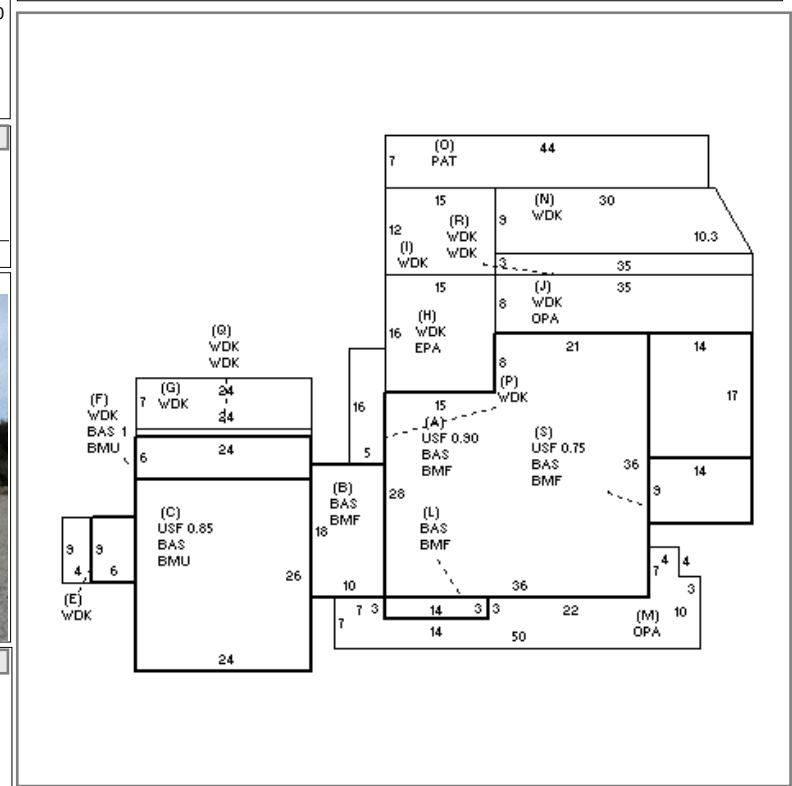
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/16/2023	30	CHECK DATA		12/28/2022	LG	100 100
18-431	11/29/2018	7	GARAGE	363,125	11/08/2019	LG	100 100
SS2016-8	05/15/2017	50	SPLIT SUB		09/25/2014	GM	0 0
15-054	03/24/2015	3	REPAIR/REMOD	70,000	10/08/2015	FC	100 100
05-154	09/15/2005	1	SINGLE FAM R	700,000	05/22/2007	JH	100 100

TOTAL	1.607 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	NEW LOT PER FY02 REDIV. FY10 ST NAME CHG PER	LAND		1,087,100	840,100	
Inf1	NO ADJ	O	4/28/09 ATM. FY16 PARTL LAND EXCHANGE	BUILDING		2,170,600	1,823,900	
Inf2	NO ADJ	T	W45/123.	DETACHED		3,200	3,100	
		E		OTHER		236,000	179,900	
				TOTAL		3,496,900	2,847,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.18 E	1.00	2006	1	3,221.87	3,200



BLDG COMMENTS
BMF=recreational space with half-Bath (not bedrooms, no egress).



DET
ACH
ED

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/28/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2006	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,584,081	
NET AREA	4,446	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,524		190.12	289,735			
\$NLA(RCN)	\$581	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,862	2006	371.45	691,632			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,006		116.62	117,323			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	2,584	2006	473.14	1,222,594			
				FLOOR COVER	5	VINYL	1.00	+	WDK	N	ATT WOOD DECK	1,679		76.19	127,916			
				INT. FINISH	2	DRYWALL	1.00	H	EPA	N	ENCL PORCH	240		210.99	50,637			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	625		98.88	61,799			
				FUEL SOURCE	2	GAS	1.00	O	PAT	N	PATIO	308		25.14	7,745			
									ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2006 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$2,170,600	

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CAMACHO VINCENT B II & EMILY J		45-122-0		1 MARYS WAY	
68 DEERVIEW WAY		TRANSFER HISTORY		DOS	T
FRANKLIN, MA 02038				SALE PRICE	BK-PG (Cert)

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	%

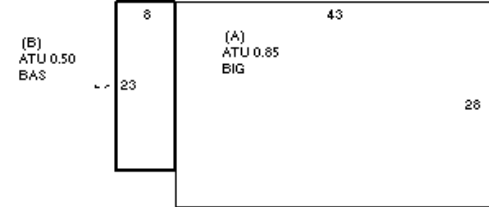
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	236,000	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/28/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			Utility sink in Garage.
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/6/2021	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,337
NET AREA	184	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,204		76.16	91,696	CONDITION ELEM	CD
\$NLA(RCN)	\$1,322	OVERALL	0.780	EXT. COVER	1	WOOD SHINGLES	1.00	+	ATU	N	UNFIN ATTIC	1,115		82.59	92,087		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	184	2019	319.85	58,853		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT. FINISH	99	N/A	1.00										
				HEATING/COOLING	13	NO HEAT	0.93										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		0	1.00														
ROOMS		0	1.00														
BEDROOMS		0	1.00														
BATHROOMS		0	1.00														
FIXTURES		1	700.00														
UNITS		0	1.00														
																EFF.YR/AGE	2019 / 3
																COND	03 03 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$236,000