

Key: 5577

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.897

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HERMAN PHILIP A & LINDA S C/O GORE MIA & ABRAHAM 77 RICE ST CAMBRIDGE, MA 02140		50-286-0		60 DEPOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GORE MIA & ABRAHAM		06/27/2023	QS	2,040,000	(233289)
HERMAN PHILIP A & LINDA S		10/17/2007	99		(184365)
HERMAN LINDA S		12/27/2006	99		(181958)

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	05/31/2023	30	CHECK DATA		04/13/2023	LG	100 100
16-225	09/30/2016	3	REPAIR/REMOD	10,000	07/10/2018	JN	100 100
06-169	07/31/2006	1	SINGLE FAM R	400,000	05/30/2008	JH	100 100
06-170	07/31/2006	40	STUDIO		05/30/2008	JH	100 100
03-024	01/30/2003	1	SINGLE FAM R	275,000	12/31/2004	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15	1.00 1	1.00 1	1.00	1,080,300	1.00 1	1.00 PF3	3.00			837,230
300	A	0.215 15	1.00 1	1.00 1	1.00	82,500	1.00 1	1.00 PF3	3.00			17,740

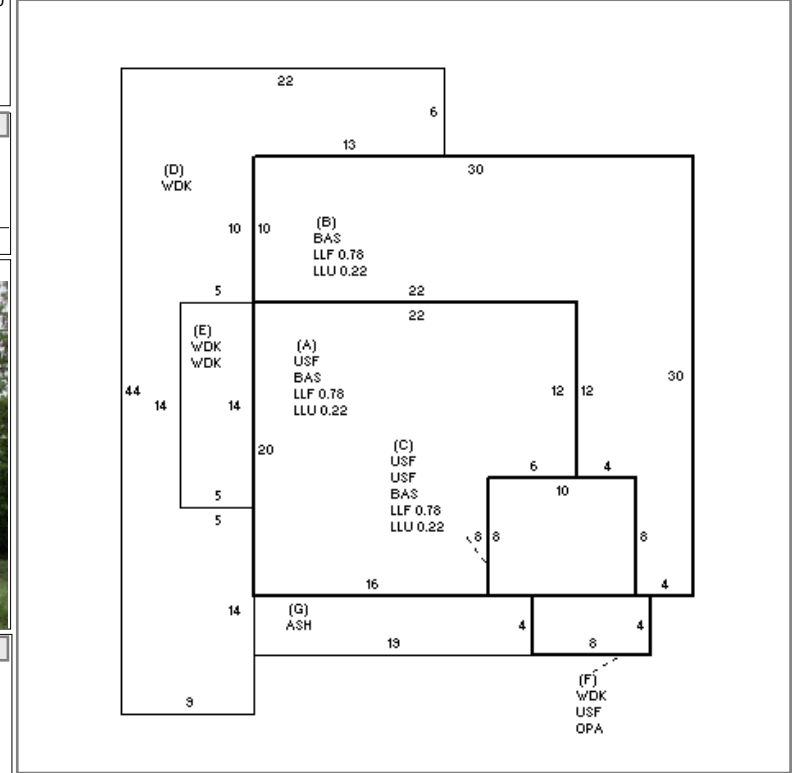
TOTAL	43,124 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	855,000	495,600
Infl1	NO ADJ		BUILDING	811,300	566,600			
Infl2	NO ADJ		DETACHED	1,300	0			
			OTHER	210,600	155,300	TOTAL	1,878,200	1,217,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18 G	0.90 9*12	2022	108	12.98	1,300



BLDG COMMENTS  
LLF=1BR+1BA. HEAT=HYDRO AIR. Unenclosed outdoor shower. May 2014: NO ACCESS TO MEASURE USF & ROOF DECK.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	5/29/2014	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%]			

LOADING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	965,849
NET AREA	2,186	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	198		237.41	47,007		
\$NLA(RCN)	\$442	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	702	2006	311.60	218,745		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	900	2006	463.38	417,041		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	584	2006	364.73	213,000		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	576		68.76	39,607		
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	32		172.53	5,521		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	ASH	N	ATT SHED	76		63.91	4,857		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		13,772.20	13,772		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$811,300

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TRANSFER HISTORY		DOS	T	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 %

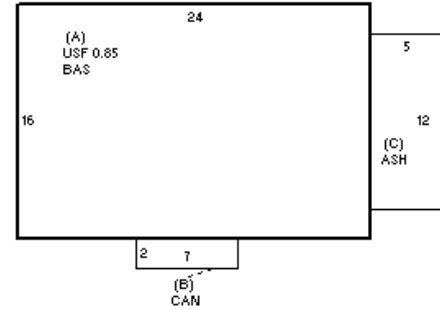
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	210,600	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	5/29/2014	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2006	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	223,994
NET AREA	710	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	384	2006	336.95	129,390	CONDITION ELEM	CD
\$NLA(RCN)	\$315	OVERALL	0.910	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	326	2006	266.55	86,896		
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	14		51.34	719		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	ASH	N	ATT SHED	60		46.48	2,789		
				FLOOR COVER	4	TILE	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	19	MINISPLIT W/AC	1.01										
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.85	1.00														
ROOMS		3	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1.5	1.00														
FIXTURES		6	\$4,200														
UNITS		0	1.00														
																EFF.YR/AGE	2016 / 6
																COND	06 06%
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$210,600