Key: 5579

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,900

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCUE MATTHEW & PAULA PASSI 9 SHERWOOD RD NATICK, MA 01760	39-311-0	23 BAY VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCUE MATTHEW & PAULA PAS	10/20/2017	QS	2,037,000	30843-240
RANDA DAVID JOHN & LORELE	06/28/2004	99		18768-207
RANDA DAVID JOHN	04/12/2001	QS	595,000	13722-173

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

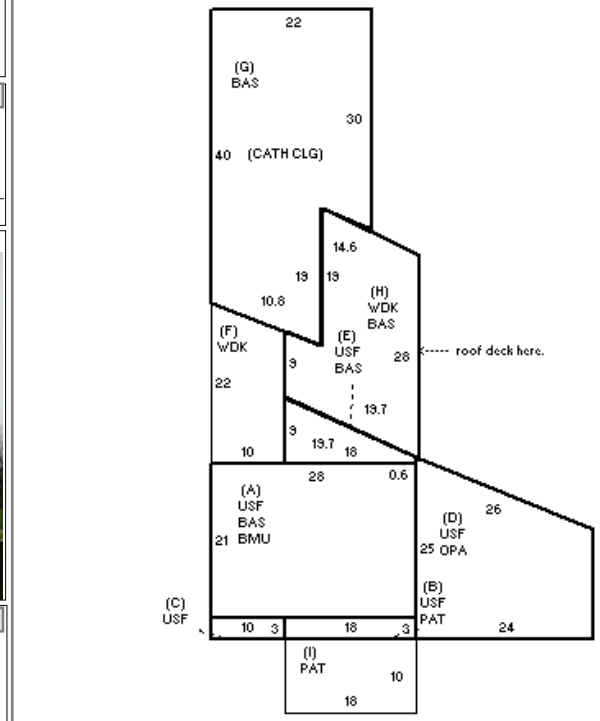
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-272	07/10/2023	80	SOLAR TAXABL	59,551			0	0
CYC	05/17/2023	30	CHECK DATA		12/07/2022	LG	100	100
21-401	11/08/2021	4	REHAB	14,857	12/07/2022	LG	100	100
19-097X	04/09/2019	4	REHAB	44,000	07/02/2019	LG	100	100
07-107	05/23/2007	10	ALL OTHERS	20,000	05/14/2008	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	11 1.00	1 1.00	1 1.00	2,520,700	1.00	1 1.00	WF2 7.00			1,953,540
300	A	0.155	11 1.00	1 1.00	1 1.00	192,500	1.00	1 1.00	WF2 7.00			29,840

TOTAL	40,511 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FYO3 SUBDIV=NEW LOT.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,983,400	1,724,500
BUILDING	1,370,700	1,165,600
DETACHED	0	0
OTHER	0	0
TOTAL	**3,354,100**	**2,890,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV 1.00	SV 1.00	STAIRS	2007	1	0.00	

PHOTO 12/07/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.55	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/7/2022	LG
LIST	6/17/2013	FC
REVIEW	11/15/2010	MR

BLDG COMMENTS

FPL=TWO-SIDED IN LIVING ROOM ONLY W/ METAL CHIMNEY. Minisplit.

YEAR BLT	2004	SIZE ADJ	0.980
NET AREA	3,178	DETAIL ADJ	1.005
$NLA(RCN)	$526	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	7	ROLL	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	16	RAD/DCTLS AC	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	588		140.22	82,447
+	PAT	N	PATIO	234		27.04	6,327
+	USF	L	UP-STRY FIN	1,242	2004	391.73	486,527
D	OPA	N	OPEN PORCH	480		107.11	51,412
+	BAS	L	BAS AREA	1,091	2004	500.94	546,528
+	WDK	N	ATT WOOD DECK	613		77.37	47,428
G	BAS	L	BAS AREA	845	2004	500.94	423,295
	FPL	O	FPL, FIREPLACE	1		20,661.10	20,661
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,671,624

CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$1,370,700