

Key: 5586

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.906

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
BAKER CHRISTOPHER A & BAKER ANTHONY W PO BOX 36 TRURO, MA 02666										42-300-0				3 KILL DEVIL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
BAKER CHRISTOPHER A & GREY DUNES REALTY TRUST										03/25/2020	A	1	32785-58				
VALLEAU KATHRYN&ROBT REV										10/21/2016	QS	3,300,000	30023-171				
										12/31/2001	QS	1,500,000	14646-054				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC 20-013X	05/17/2023	30	CHECK DATA		12/28/2022	LG	100 100
02-107	01/17/2020	90	BP NVC	650	07/30/2020	LG	100 100
	05/23/2002	1	SINGLE FAM R	900,000	03/29/2004	BT	100 100
	01/01/2002	50	SPLIT SUB				100 100

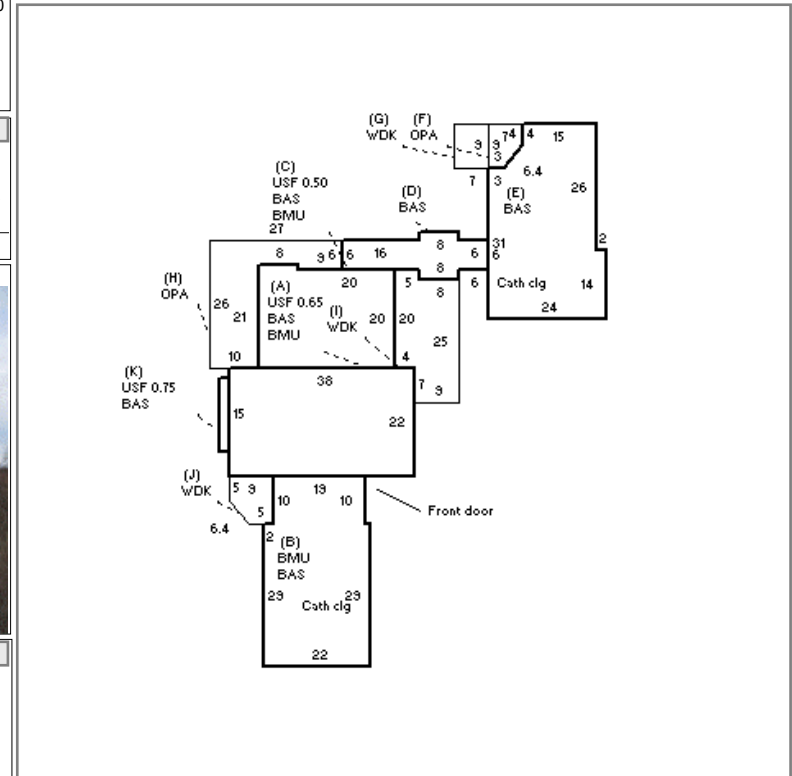
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
300	A	2.225	11	1.00	1	192,500	1.00	1	1.00	WF2	7.00	428,310

TOTAL	3.000 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY03=NEW LOT PER 2001 SUBDIV.	LAND			2,381,900	2,070,800	2,070,800
Inf1	NO ADJ		BUILDING			2,460,800	2,112,500	2,112,500
Inf2	NO ADJ		OTHER			299,700	0	239,600
						TOTAL	5,142,400	4,422,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	A	1.00	A 0.75		1	0.00	



BLDG COMMENTS
Minisplits (2)



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/28/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,038,082		
NET AREA	4,179	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,232		126.23	281,752	CONDITION ELEM	CD		
\$NLA(RCN)	\$727	OVERALL	1.160	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	850	2003	527.17	448,093				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,683	2003	629.96	1,060,222				
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	1,646	2003	629.96	1,036,912				
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	407		140.43	57,153				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	450		108.20	48,690				
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		F11	O	FPL 1S 1OP	2		24,378.60	48,757				
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		47,402.40	47,402				
									GEN	O	GENERATOR	1		0.00					
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2003 / 19
STORIES(FAR)		1.65	1.00															COND	19 19 %
ROOMS		8	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		3	1.00															DEPR	19 % GD 81
FIXTURES		13	\$9,100															RCNLD	\$2,460,800
UNITS		0	1.00																

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BAKER CHRISTOPHER A & BAKER ANTHONY W PO BOX 36 TRURO, MA 02666		42-300-0		3 KILL DEVIL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

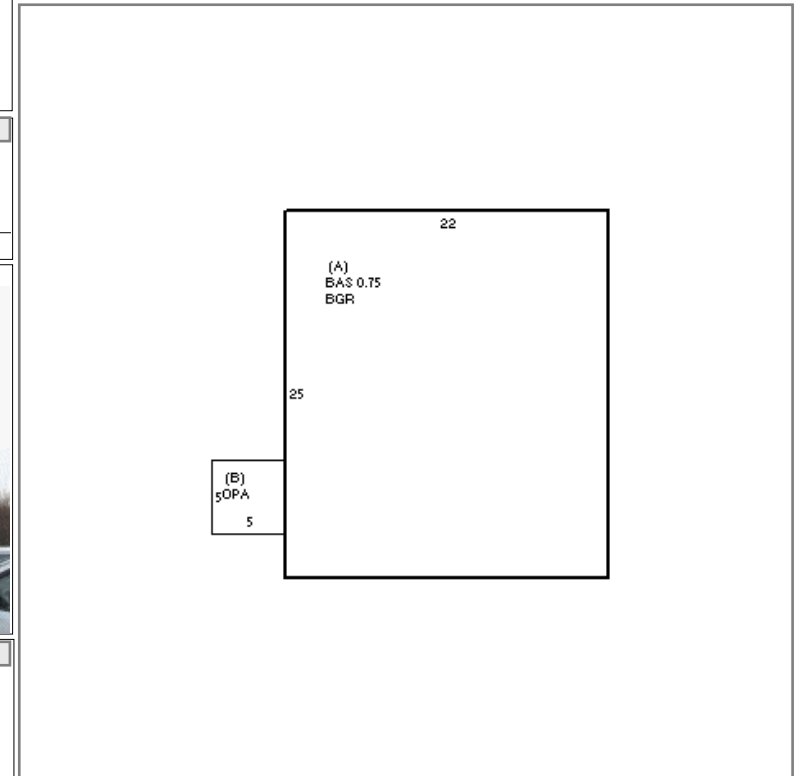
LAND

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	172,300	
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	12/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/28/2022	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Owner confirmed no changes to property since 2017
List. Per 2017 List, NO CENTRAL HEAT (HAS GAS STOVE). Minisplit

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YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	212,759
NET AREA	413	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BGR	N	SF BSMT GARAGE	550		110.67	60,871	CONDITION ELEM	CD
\$NLA(RCN)	\$515	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	413	2003	352.81	145,711		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	25		163.08	4,077		
STORIES(FAR)		1.75	1.00	ROOF COVER	2	WOOD SHINGLES	1.01										
ROOMS		1	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	18	MINISPLIT	1.00										
FIXTURES		3	\$2,100	FUEL SOURCE	8	NONE	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	2003 / 19
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$172,300

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Town of TRURO - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BAKER CHRISTOPHER A & BAKER ANTHONY W PO BOX 36 TRURO, MA 02666		42-300-0		3 KILL DEVIL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

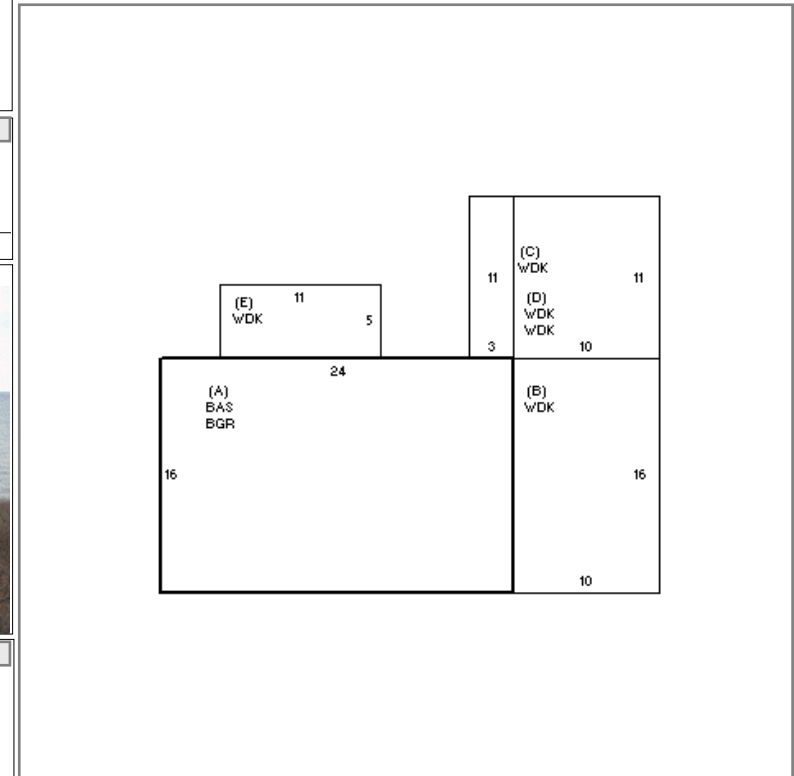
LAND

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	127,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	12/28/2022	LG	Owner confirmed no changes since 2017. No central heat. Per 2017 List GAS-BURNING STOVE FOR HEAT, NO STOVE FOR COOKING.
STYLE	14	0.90	DET BLDG [100%]	REVIEW	11/22/2010	MR	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	157,299
NET AREA	384	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	384		80.04	30,736	CONDITION ELEM	CD
\$NLA(RCN)	\$410	OVERALL	0.840	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	384	2003	255.15	97,979		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	468		40.39	18,901		
				ROOF COVER	2	WOOD SHINGLES	1.01		GFP	O	GAS FIREPLACE	1		7,583.50	7,584		
				FLOOR COVER	6	OTHER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				INT. FINISH	3	WOOD PANEL	1.00										
				HEATING/COOLING	13	NO HEAT	0.93										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		1	1.00														
BEDROOMS		1	1.00														
BATHROOMS		0.5	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
																EFF.YR/AGE	2003 / 19
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$127,400