

Key: 5592

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.909

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BCM REALTY TRUST TRS: MONTEITH KENNETH BRUCE & TRS: MONTEITH CANDIDA PO BOX 257 TRURO, MA 02666				53-100-0				1 SALT MARSH LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BCM REALTY TRUST				01/26/2016	A		29414-111					
MONTEITH CANDIDA POOR				12/31/2004	99		19401-329					
POOR PETER V				12/31/2004	99		19401-326					
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	1,188,330	1.00	1	1.00	V14	3.30	920,960
300	A	0.735	15	1.00	1	90,750	1.00	1	1.00	V14	3.30	66,700

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	%
CYC	05/25/2023	30	CHECK DATA		03/16/2023	LG	100	100
21-112	04/05/2021	80	SOLAR TAXABL	5,000	11/17/2021	LG	100	100
FY2020		35	RES EXEMPT		06/03/2020		0	0
07-006	01/04/2007	10	ALL OTHERS		06/02/2008	JH	100	100
06-174	08/03/2006	1	SINGLE FAM R	150,000	02/16/2011	FC	100	100

LAND

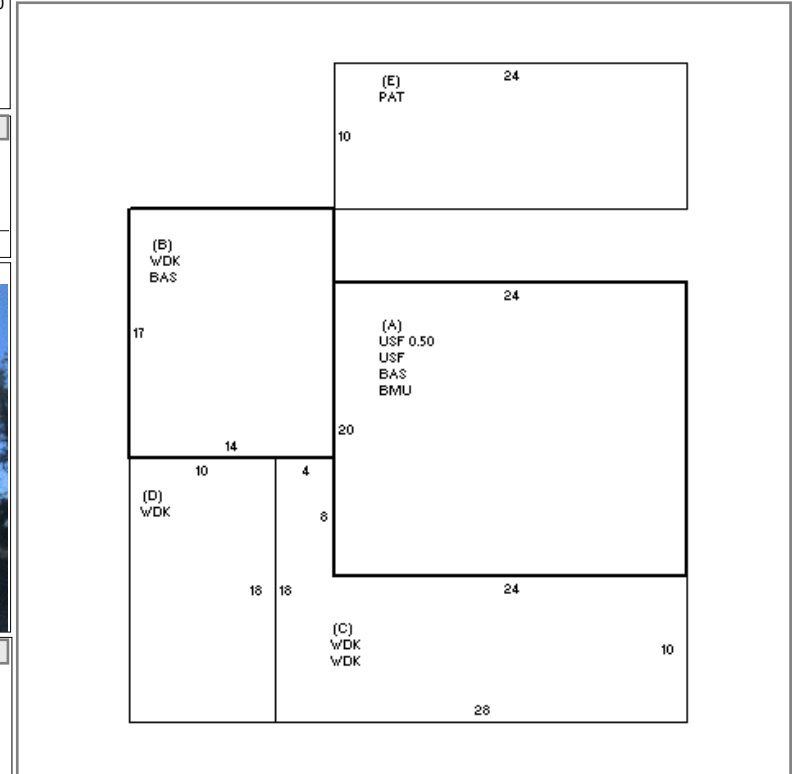
TOTAL	1.510 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N 2004 PLAN 593-33 SHOWS EASEMENT OVER O ABUTTER 54-115 BUT ACCESS OFF SALT MARSH LN. T PCL=P/O SUBDIV ENCUMB BY SAND RIGHTS (NO LC E DECISION YET). SHF HAS WOODSTOVE PER 5/30/14 MEAS.				LAND	987,700	858,700
Infl1	NO ADJ					BUILDING	599,600	459,800
Infl2	NO ADJ					DETACHED	3,800	3,500
						OTHER	0	0
						TOTAL	1,591,100	1,322,000

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 10*20		200	18.34	2,800
WDK	A	1.00 A	0.75 ON SHF 10*12		120	11.00	1,000



BLDG COMMENTS
3/16/2023 Owner confirmed interior data at door. No central heat, woodstove, with minisplits for a/c.



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BUILDING	CD	ADJ	DESC	MEASURE	3/16/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/16/2023	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/31/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	713,849		
NET AREA	1,438	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		120.40	57,794	CONDITION ELEM	CD		
\$NLA(RCN)	\$496	OVERALL	1.060	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	720	2006	348.83	251,161				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	718	2006	447.72	321,460				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,042		66.44	69,228				
				FLOOR COVER	1	HARDWOOD	1.00	E	PAT	N	PATIO	240		23.21	5,572				
				INT. FINISH	2	DRYWALL	1.00	MST	O	MASONRY STACK	1		4,435.10	4,435					
				HEATING/COOLING	19	MINISPLIT W/AC	1.01	ODS	O	OUT DOOR SHOWER	1		0.00						
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$599,600