

Key: 5682

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.935

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUBAR MARTIN D & RHODES REBECCA E 54 JORDAN ROAD BROOKLINE, MA 02446				43-205-0				116 CASTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUBAR MARTIN D & MEESHAWN PROPERTIES LLC				09/01/2015	QS	850,000	29111-74				
TEUBNER JOHN E				12/16/2009	O	350,000	24240-112				
				11/16/2009	99		24167-147				

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	%
22-441	11/08/2022	80	SOLAR TAXABL	22,848	01/24/2023	LG	100	100
11-041	03/17/2011	1	SINGLE FAM R	350,000	02/15/2012	FC	100	100
11-015	01/28/2011	5	DEMO	14,000	02/15/2012	FC	100	100
	01/01/2003	50	SPLIT SUB				100	100

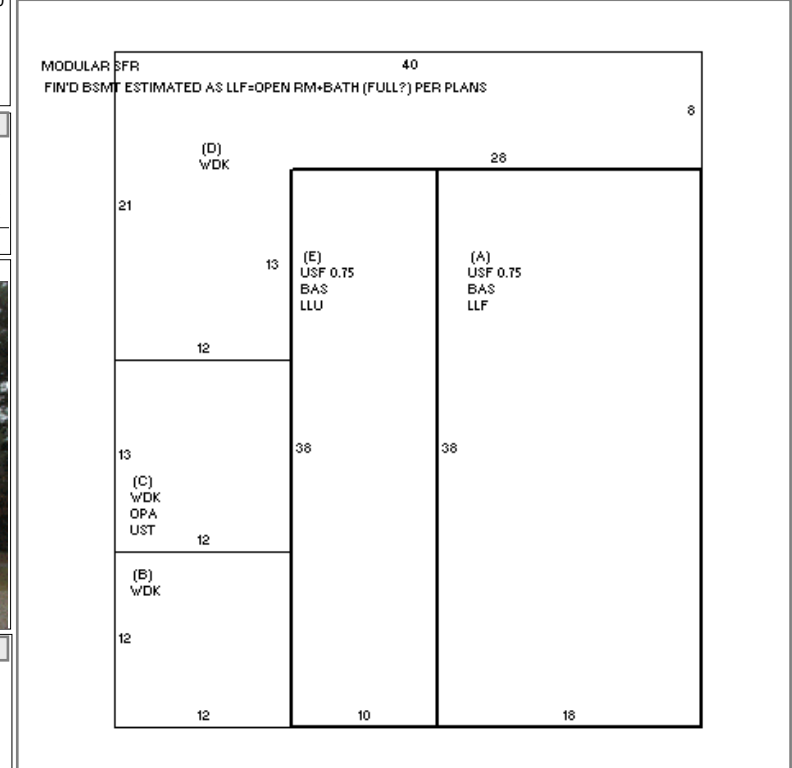
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	522,145	1.00	1	1.00	V3		404,660
300	A	0.145	13	1.00	1	39,875	1.00	1	1.00	V3		5,780

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	NEW PCL FY04 PER 2002 PLAN (FORMERLY P/O 45-53). NO VW FROM 1ST FLR+NO ACCESS TO 2ND PER 3/8/16 MEAS.			LAND	410,400	356,900
Inf1	NO ADJ		BUILDING	1,047,100	846,500			
Inf2	NO ADJ		OTHER	0	0			
						TOTAL	1,457,500	1,203,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Modular construction. Interior data estimated per MLS and building plans. Finished basement estimated as open room and bathroom (full?).



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2016	FC
MODEL	1		RESIDENTIAL	LIST	3/8/2016	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2016	CF
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,176,475	
NET AREA	2,546	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	684	2011	308.49	211,004	CONDITION ELEM	CD	
\$NLA(RCN)	\$462	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,064	2011	458.75	488,105			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	798	2011	357.43	285,229			
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	776		68.07	52,825			
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.00	C	UST	N	UTILITY STORAGE	156		163.71	25,538			
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	156		111.91	17,458			
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	E	LLU	N	LOWER LEVEL UNF	380		235.04	89,314			
FIXTURES	10	\$7,000		FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	1	1.00															EFF.YR/AGE	2011 / 11
																COND	11	11 %
																FUNC	0	
																ECON	0	
																DEPR	11	% GD 89
																RCNLD		\$1,047,100