Key: 5757

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,957

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FIELDS CHARLES R PO BOX 564 NO TRURO, MA 02652-0564	39-316-0	1 RUSSELL WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FIELDS CHARLES R	10/21/2003	QS	175,000	17824-070
BRANDON PAUL A	04/23/1997	A	60,000	10710-289

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	%
FY2019		35	RES EXEMPT		04/09/2019		0	0
04-044	04/08/2004	1	SINGLE FAM R	20,000	05/19/2005	WL	100	100
	05/09/2003	50	SPLIT SUB				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	12	1.00	RT6	0.90	1	1.00	324,090	1.00	1	1.00	R02	1.00			251,170
300	A	0.195	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R02	1.00			5,360

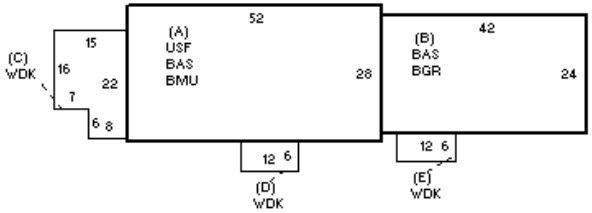
TOTAL	42,253 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	INFL1=ABUTS ROUTE 6 NEW LOT FY05 PER 2003 SUBDIV.		
Infl1	ABUTS RTE 6				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	256,500	223,100
BUILDING	1,046,500	898,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,303,000**	**1,122,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/8/2022	LG
LIST	3/8/2022	LG
REVIEW	11/29/2010	MR

YEAR BLT	2004	SIZE ADJ	0.975
NET AREA	3,920	DETAIL ADJ	1.000
$NLA(RCN)	$326	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	12	$8,400
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,456		67.09	97,690
+	BAS	L	BAS AREA	2,464	2004	292.04	719,584
A	USF	L	UP-STRY FIN	1,456	2004	234.31	341,153
B	BGR	N	SF BSMT GARAGE	1,008		83.97	84,637
+	WDK	N	ATT WOOD DECK	432		50.16	21,669
	MST	O	MASONRY STACK	1		3,139.10	3,139

TOTAL RCN	1,276,272

CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$1,046,500