

Key: 615

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 535

LEG
AL
LAND

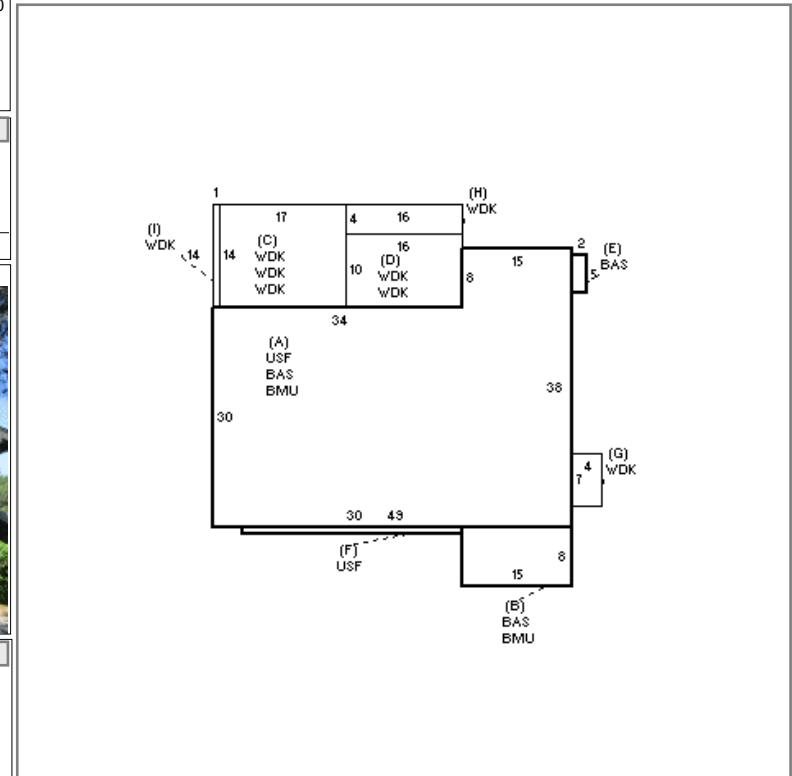
CURRENT OWNER				PARCEL ID				LOCATION				
BUENO RAPHAEL & POVERMAN KATE 39 ADAMS ST BROOKLINE, MA 02446				24-27-0				10 WHALE WATCH DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BUENO RAPHAEL & POVERMAN				05/18/2018	QS	1,300,000	(216199)					
DUNN FRANK				01/08/2007	O	965,000	(182065)					
TAYLOR RICHARD P				12/31/2004	QS	395,000	(175540)					
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	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.345	11	1.00	1	48,125	1.00	1	1.00	V7	1.75	16,600

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	%
23-110	03/02/2023	80	SOLAR TAXABL	52,000	09/21/2023	LG	100	100
08-190	09/30/2008	10	ALL OTHERS				100	100
07-227	10/09/2007	9	DECK	25,000	05/15/2009	JH	100	100
06-029	02/13/2006	7	GARAGE	18,000	12/07/2006	FC	100	100
05-078	06/01/2005	1	SINGLE FAM R	92,000	12/07/2006	FC	100	100

DE
TACH
ED

TOTAL	1.120 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	505,000	439,100
Inf1	NO ADJ		BUILDING	1,476,600	1,267,200			
Inf2	NO ADJ		DETACHED	14,200	13,500			
			OTHER	0	0			
						TOTAL	1,995,800	1,719,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	V	G	21*21	2006	441	35.83	14,200



DE
TACH
ED

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/3/2013	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2005	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,697,242			
NET AREA	3,340	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,710		102.03	174,465	CONDITION ELEM	CD			
\$NLA(RCN)	\$508	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	1,140		73.57	83,870					
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,720	2005	478.76	823,474					
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,620	2005	358.69	581,076					
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		24,557.30	24,557					
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00						
				HEATING/COOLING	9	WARM/COOL AIR	1.03													
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2009 / 13	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$1,476,600	