

Key: 617

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 537

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION			
BOYCE JOSHUA A & DEBORAH 173 SO MAIN ST SHERBORN, MA 01770							24-29-0				3 WHALE WATCH DR			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
BOYCE JOSHUA A & DEBORAH							07/20/2012	QS	735,000	(197715)				
NADEAU THOMAS J							02/28/2011	N	235,000	(193708)				
COFSKY DOROTHY VIPRINO							06/23/1995	H		(137558)				


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	%
17-089	03/29/2017	80	SOLAR TAXABL	26,898	07/14/2017	LG	100	100
14-105	05/27/2014	90	BP NVC	3,000	11/25/2014	FC	100	100
12-174	07/10/2012	9	DECK	14,000	09/24/2012	FC	100	100
11-046	03/22/2011	1	SINGLE FAM R	275,000	04/25/2019	JN	100	100

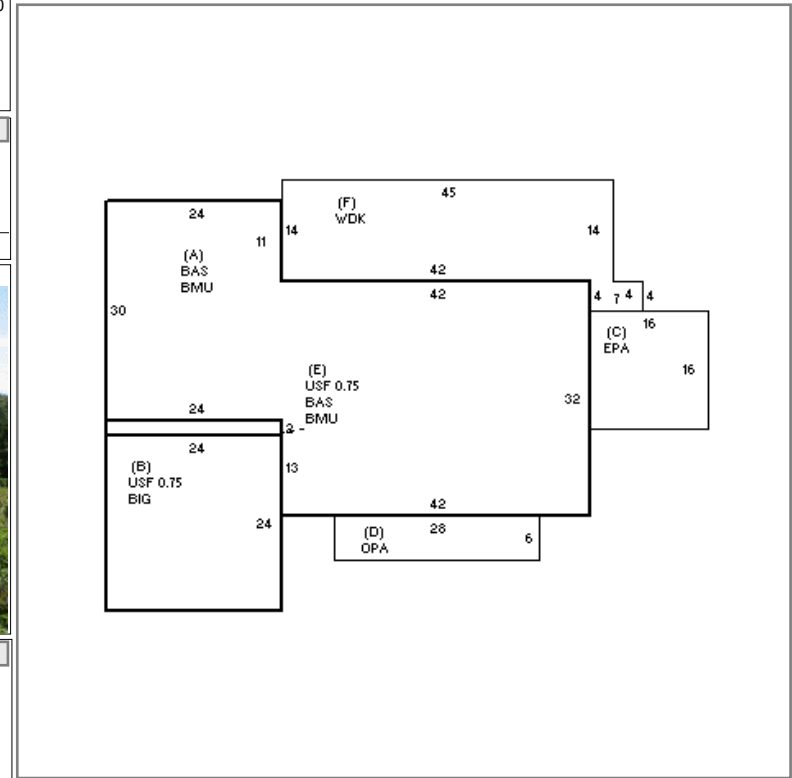
LAND

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	1.00	1	1.00	R05	1.30		362,800
300	A	0.155	11	1.00	1	1.00	1	1.00	R05	1.30		5,540

DETACHED

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY14 - LPI CHANGED (VIEW REMOVED).				LAND	368,300	320,300
Inf1	NO ADJ		BUILDING	1,110,500	911,600			
Inf2	NO ADJ		DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,478,800	1,231,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/21/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2021	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL				9/24/2021 Owner confirmed interior data via email (C-19).
STYLE	4	1.10	CAPE [100%]	LIST	9/24/2021	LG	
QUALITY	+	1.15	GOOD-AVE+ [100%]	REVIEW	4/7/2021	MR	
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	1,247,765
NET AREA	2,580	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,112		74.95	158,289	CONDITION ELEM	CD
\$NLA(RCN)	\$484	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,112	2011	367.80	776,785		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	576		95.21	54,842		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	468	2011	307.58	143,950		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCL PORCH	256		160.59	41,112		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	168		95.33	16,016		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	WDK	N	ATT WOOD DECK	658		57.99	38,157		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		11,614.60	11,615		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$1,110,500