

Key: 6298

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.156

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WATERS VAUGHN & GREENOUGH PAUL GREGG 157 PLEASANT ST UNIT 301 CAMBRIDGE, MA 02139				54-119-0				9 MILL POND RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				WATERS VAUGHN & LEVINE WENDY & LEVINE MIC				10/16/2018	U	356,291	(217580)
				06/19/2006	99		(180368)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-373	11/18/2019	80	SOLAR TAXABL	21,890	11/02/2020	LG	100	100
19-141	05/13/2019	1	SINGLE FAM R	900,000	11/23/2020	LG	100	100
07-SM02	06/04/2007	50	SPLIT SUB				100	100


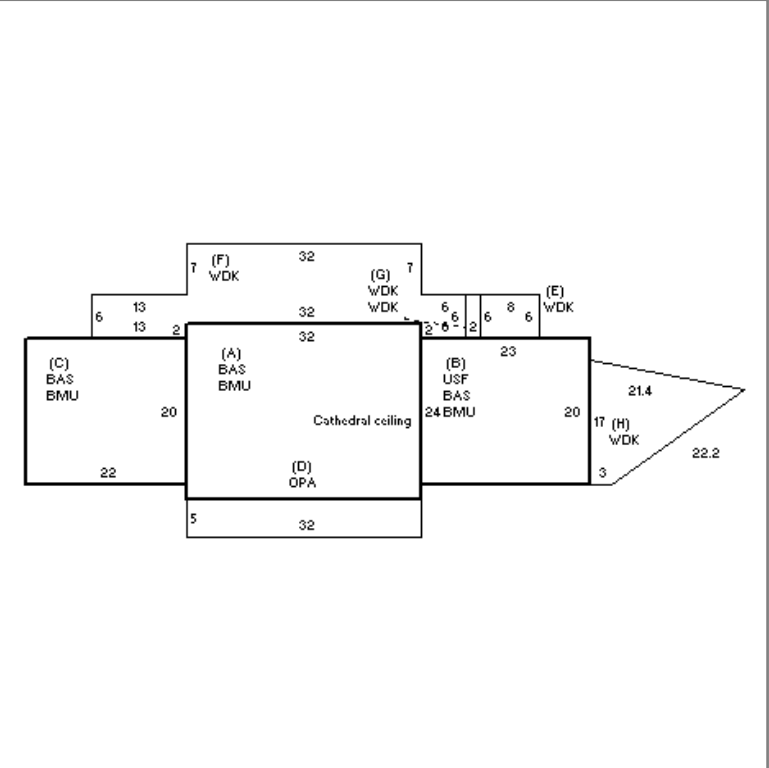
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	15	1.00	1	1.00	1	1.00	990,275	1.00	1	2.75	767,460
300	A	0.374	15	1.00	1	1.00	1	1.00	75,625	1.00	1	2.75	28,280

TOTAL	1.149 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	795,700	503,200
Inf1	NO ADJ					BUILDING	877,200	719,800
Inf2	NO ADJ					DETACHED	0	0
						OTHER	209,200	171,900
						TOTAL	1,882,100	1,394,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/23/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/23/2020	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
11/23/2020 New constr.List w/owner at door (per COVID).

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YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	904,359
NET AREA	2,128	DETAIL ADJ	1.030	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,668		74.04	123,505		
\$NLA(RCN)	\$425	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,208	2019	347.45	419,723		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	460	2019	347.45	159,828		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	460	2019	283.20	130,270		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	160		87.77	14,043		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	736		53.39	39,296		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		10,693.70	10,694		
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2019 / 3
COND	03 03%
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$877,200

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				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

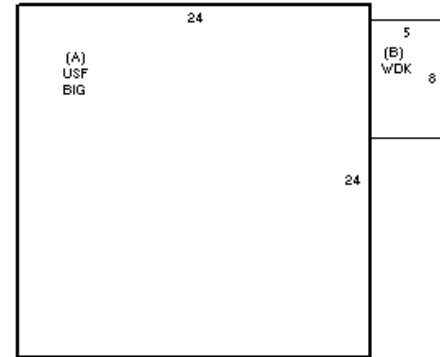
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	209,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/23/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/23/2020	LG	11/23/2020 New constr. List with owner at door (per COVID). Guest quarters w/wet bar kitchenette.
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW			
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2019	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,682
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		85.71	49,367	CONDITION ELEM	CD
\$NLA(RCN)	\$374	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	2019	276.87	159,479		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	40		100.93	4,037		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		0	1.00														
ROOMS		3	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		4	\$2,800														
UNITS		0	1.00														
																EFF.YR/AGE	2019 / 3
																COND	03 03 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$209,200