

Key: 6312

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.170

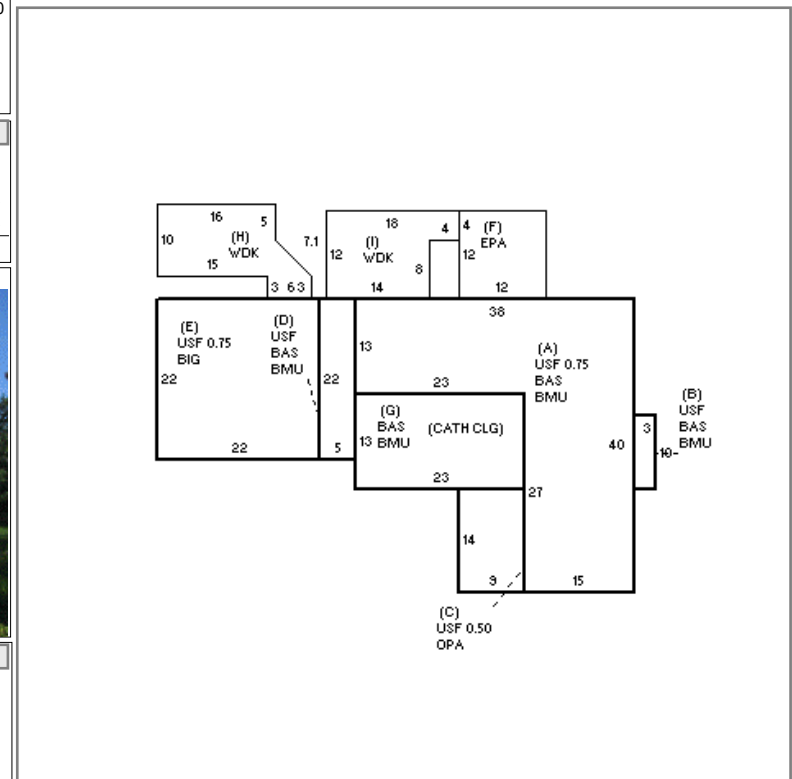
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HERBERT STEPHEN G PO BOX 298 NO TRURO, MA 02652				36-228-0				2 YELLOW BRICK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HERBERT STEPHEN G				11/19/2019	F	439,000	32477-281					
GASPERINI ANN M &				06/05/2012	F		26389-237					
GASPERINI ANN M &				03/16/2012	P	164,500	26164-194					
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	R03	1.00		279,080
300	A	0.144	11	1.00	1	1.00	1	1.00	R03	1.00		3,960

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	%
NP		6	SHED		06/28/2021	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
16-059	04/01/2016	2	ADDITION	30,000	07/18/2017	LG	100	100
12-187	08/01/2012	1	SINGLE FAM R	400,000	10/04/2013	FC	100	100
07-SS13	11/09/2007	50	SPLIT SUB				100	100

TOTAL	40,030 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY09 NEW PCL PER 2007 10-LOT SUBDIV.				LAND	283,000	196,900
Inf1	NO ADJ		BUILDING	1,039,500	853,300			
Inf2	NO ADJ		DETACHED	2,300	2,200			
			OTHER	0	0			
						TOTAL	1,324,800	1,052,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 8*12	2015	96	19.44	1,400
SHF	G	1.18 A	0.75 7*9	2020	63	19.44	900



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	LG
MODEL	1		RESIDENTIAL	LIST	10/23/2013	FC
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2012	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,154,962
NET AREA	2,578	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,338		85.43	114,305	CONDITION ELEM	CD
\$NLA(RCN)	\$448	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	929	2012	386.95	359,479		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	767	2012	293.60	225,194		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	126		100.35	12,644		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	409	2012	386.95	158,263		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	473	2016	293.60	138,874		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	BIG	N	BUILT-IN GARAGE	484		99.54	48,177		
				FUEL SOURCE	2	GAS	1.00	F	EPA	N	ENCL PORCH	144		178.44	25,695		
								+	WDK	N	ATT WOOD DECK	375		65.72	24,646		
									F21	O	FPL 2S 1OP	1		19,356.80	19,357		
									KIT	O	XTRA KITCHEN	1		21,327.70	21,328		
									ODS	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$1,039,500