Key: 6558

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,240

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTA WILLIAM C & DIANE B PO BOX 690 TRURO, MA 02666-0690	45-145-0	1 OBBO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTA WILLIAM C & DIANE B	12/22/2010	W	865,000	(193259+)
M B O-J G O LLC	12/18/2008	J	3,500,000	(187580+)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

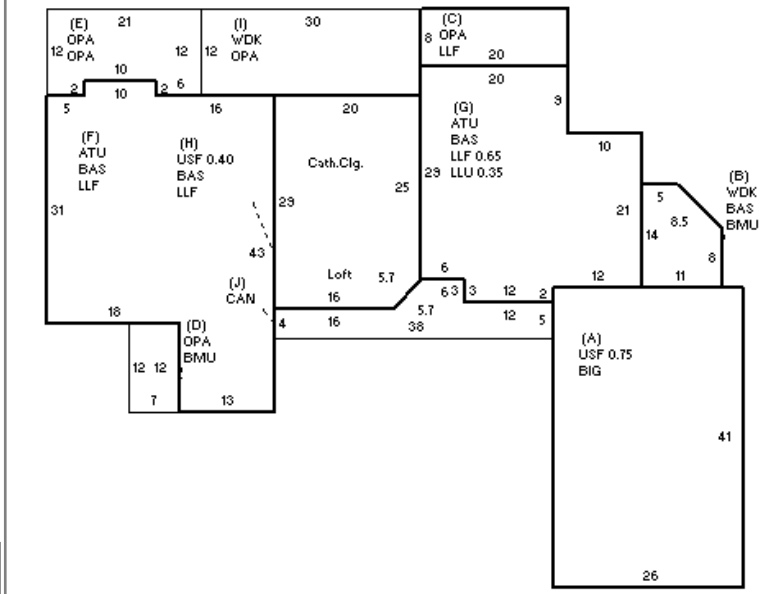
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-062	02/25/2020	80	SOLAR TAXABL	59,000	12/14/2020	LG	100	100
18-135	04/24/2018	1	SINGLE FAM R	900,000	09/15/2021	LG	100	100
09-SM06	01/01/2010	50	SPLIT SUB				100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	1,692,470	1.00	1	1.00	V17	4.70			1,311,660
300	A	0.144	11	1.00	CR	0.25	1	1.00	32,313	1.00	1	1.00	V17	4.70			4,650

TOTAL	40,050 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY11 NEW PCL PER SUBDIV FROM RESI PCL 45-1=UNREG+P/O COMM PCL 42-191=REG. FY12 28880 SF(O.663 AC)=CONSERV RESTR + STR # CHNGD. LOT 3		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,316,300	1,144,500
BUILDING	3,018,300	2,490,500
DETACHED	0	0
OTHER	0	0
TOTAL	**4,334,600**	**3,635,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	16	1.30	NEW STYLE [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/23/2019	LG
LIST	12/23/2019	LG
REVIEW		

BLDG COMMENTS

12/14/2020 Interior data estimated per Building Plan pending Assessor access.

YEAR BLT	2019	SIZE ADJ	0.950
NET AREA	6,109	DETAIL ADJ	1.000
$NLA(RCN)	$509	OVERALL	1.340

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	4.5	1.00
FIXTURES	15	$10,500
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	1,066		124.30	132,500
A	USF	L	UP-STRY FIN	800	2019	398.43	318,743
+	BMU	N	BSMT UNFINISHED	220		140.39	30,886
+	BAS	L	BAS AREA	2,101	2019	481.08	1,010,743
+	WDK	N	ATT WOOD DECK	496		82.63	40,984
+	LLF	L	LOWER LEVEL FIN	2,407	2019	311.29	749,286
+	OPA	N	OPEN PORCH	1,068		100.54	107,372
+	ATU	N	UNFIN ATTIC	1,965		127.77	251,066
G	LLU	N	LOWER LEVEL UNF	290		267.45	77,562
H	BAS	L	BAS AREA	572	2019	481.08	275,176
H	USF	L	UP-STRY FIN	229	2019	398.43	91,240
J	CAN	N	CANOPY	196		79.57	15,596

TOTAL RCN	3,111,653
CONDITION ELEM	CD

EFF.YR/AGE	2019 / 3	
COND	03 03 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	$3,018,300	