

Key: 6739

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.304

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LICHENSTEIN WALTER D & LICHENSTEIN SUSAN 22 ELM ST BELMONT, MA 02478				46-387-0				56 CASTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LICHENSTEIN WALTER D & CAULFIELD FRANK & ALICE				03/01/2013	QS	722,500	27173-282				
				11/30/1998	QS	300,000	11873-183				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
SS13-3		50	SPLIT SUB		12/31/2011		100
05-184	10/25/2005	40	STUDIO	150,000	02/15/2012	FC	100
99-008	01/01/1999	10	ALL OTHERS	18,000	01/01/2001		100

LAND


CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	576,160	1.00	1.00	V5	1.60		446,520
300	A	0.432	13	1.00	1	44,000	1.00	1.00	V5	1.60		19,010

DETACHED

TOTAL	1.207 Acres	ZONING	RES	FRNT	449	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE FY13 SUBDIVIDED FROM 46-104.				LAND	465,500	404,800
Inf1	NO ADJ					BUILDING	893,300	733,800
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,358,800	1,138,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

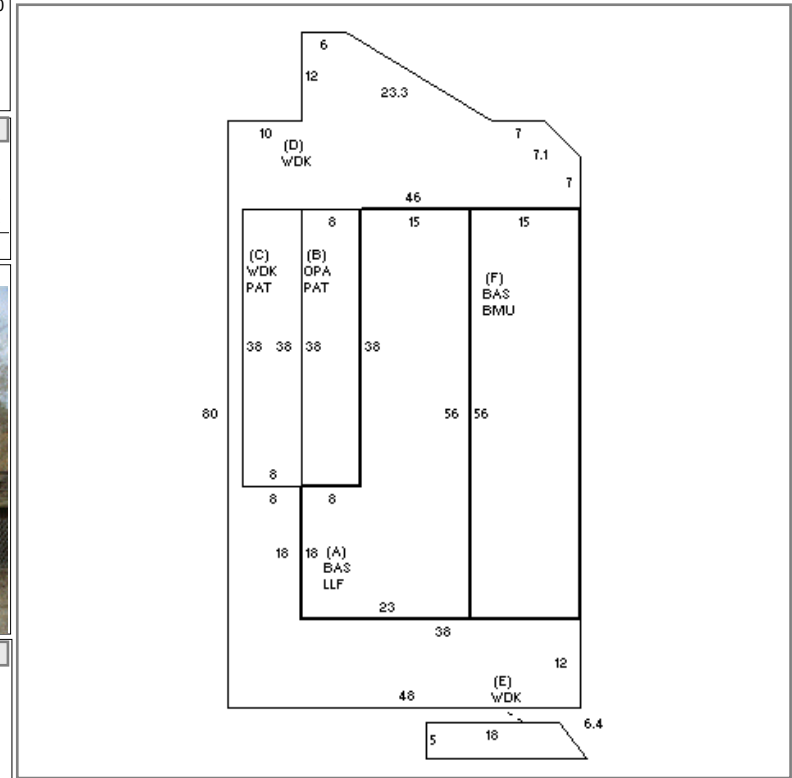
PHOTO 02/17/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/25/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	5/31/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS
STEEL FRAME BUILDING. 3/25/2022 Owner verified interior data by phone.



YEAR BLT	2005	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,076,240
NET AREA	2,808	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	984	2005	233.82	230,081	CONDITION ELEM	CD
\$NLA(RCN)	\$383	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,824	2005	340.50	621,079		
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	608		15.31	9,311		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	304		77.35	23,516		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,992		52.59	104,760		
				INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	840		84.12	70,662		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		10,533.30	10,533		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
FIXTURES		9	\$6,300														
UNITS		1	1.00														
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$893,300