

Key: 6789

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.334

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
AVP REALTY TRUST CHAPMAN E WESLEY & SUSAN I PO BOX 1860 WELLFLEET, MA 02667		42-309-0		42 GREAT HOLLOW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
AVP REALTY TRUST		02/28/2018	QS	1,200,000	(215513)
M B O-J G O LLC		12/18/2008	J	3,500,000	(187580)
FAO SUNSET LLC &		12/18/2008	J		(175492+187580)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-389	10/27/2021	3	REPAIR/REMOD	200,000	01/18/2023	LG	100 100
20-244	09/02/2020	5	DEMO		10/28/2020	LG	100 100
20-244	09/02/2020	1	SINGLE FAM R	300,000	12/22/2021	LG	100 100
SS2014-6		50	SPLIT SUB		02/19/2013	BE	100 100
12-285	11/08/2012	6	SHED		12/18/2012	BE	100 100

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	65	0.65	1	1.00	1,638,455	1.00	1	1.00	WF2	7.00		1,269,800
300	A	1.505	11	1.00	65	0.65	1	1.00	125,125	1.00	1	1.00	WF2	7.00		188,310

TOTAL	2.280 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY14 SPLIT FROM 42/191. WATERFRONT/FY11 ACRG			LAND	1,458,100	1,267,700
Infl1	65%	O	DECR PER 2009 SUBD +2010 SPLIT/MERGE W/45-1.			BUILDING	887,500	760,900
Infl2	NO ADJ	T	INFL1=PROXIMITY TO TOWN BEACH			DETACHED	12,200	11,700
		E				OTHER	286,000	0
						TOTAL	2,643,800	2,040,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00		1	0.00	
DGF	G	1.18	A 0.75	20*24	2012	480	28.19 10,100
SHF	A	1.00	A 0.75	12*15	2012	180	15.54 2,100

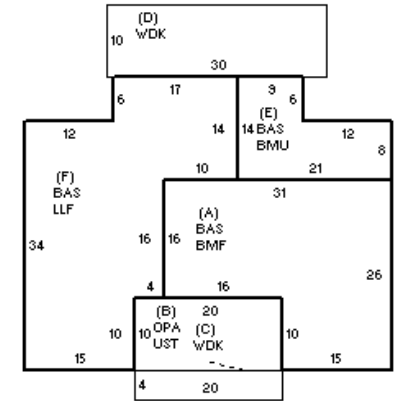


BLDG COMMENTS
6-bedroom septic.

BUILDING	CD	ADJ	DESC	MEASURE	12/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	12/22/2021	LG
STYLE	2	1.11	RAISED RANCH [64%]	REVIEW		
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

YEAR BLT	2020	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,444	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMF	N	BSMT FINISH	646		146.67	94,750
\$NLA(RCN)	\$371	OVERALL	1.107	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	868	2020	323.10	280,447
				ROOF SHAPE	1	GABLE	1.00	B	UST	N	UTILITY STORAGE	200		119.40	23,880
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	200		81.62	16,324
				FLOOR COVER	4	TILE	1.00	+	WDK	N	ATT WOOD DECK	380		56.27	21,382
				INT. FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNFINISHED	222		89.98	19,975
				HEATING/COOLING	1	FORCED AIR	1.00	F	LLF	L	LOWER LEVEL FIN	788	2020	224.99	177,290
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BAS AREA	788	2020	323.10	254,599
								GFP	O	GAS FIREPLACE	1		9,944.00	9,944	
								ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	905,591
CONDITION ELEM	CD
EFF.YR/AGE	2020 / 2
COND	02 02 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$887,500



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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

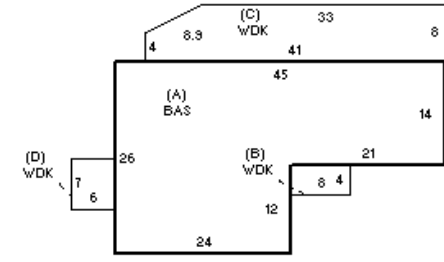
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	286,000	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/18/2023	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	5/27/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Rehab / remodel winter 2021/2022.

INDING

YEAR BLT	1930	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	325,000
NET AREA	918	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	918	1930	328.51	301,574	CONDITION ELEM	CD
\$NLA(RCN)	\$354	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	386		55.25	21,326		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		5	1.00	FLOOR COVER	7	LAMINATE	1.00										
BEDROOMS		3	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$286,000