

Key: 6794

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.340

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION			
JANOWSKY HENRY J & RAHORCSAK ANDREW PO BOX 1018 TRURO, MA 02666-1018		46-388-0		60 CASTLE RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		JANOWSKY HENRY J & NADEAU THOMAS		06/27/2013	QS	615,000	27499-205
		CAULFIELD FRANK & ALICE		08/15/2012	U	184,000	26589-214
				11/30/1998	QS	300,000	11873-183

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 %
22-234	05/16/2022	40	STUDIO	175,000	01/10/2023	LG	70 70
FY2018		35	RES EXEMPT		10/01/2017		0 0
13-199	08/12/2013	6	SHED	2,000	10/30/2013	FC	100 100
SS2014-9		50	SPLIT SUB		02/25/2013	BE	100 100
12-168	07/05/2012	1	SINGLE FAM R	200,000	08/07/2013	FC	100 100

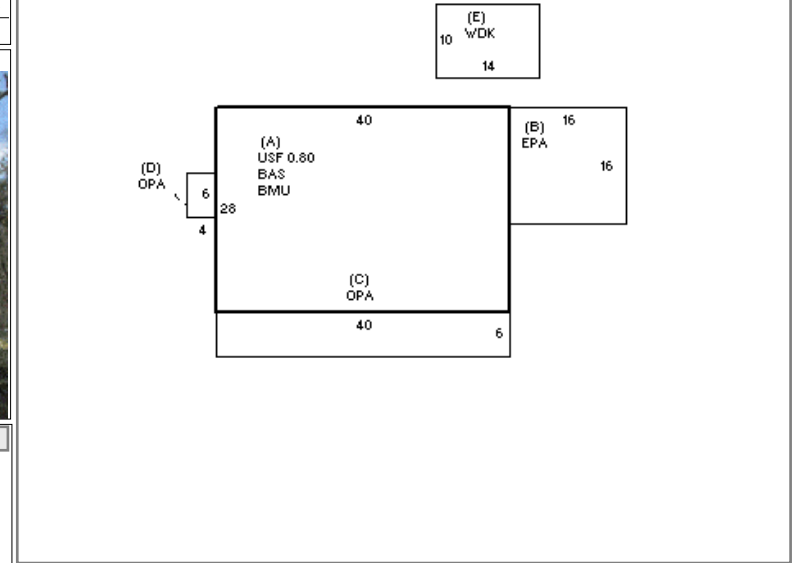
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	450,125	1.00	1	1.00	R06	1.25	348,850
300	A	0.463	13	1.00	1	34,375	1.00	1	1.00	R06	1.25	15,920

TOTAL	1.238 Acres		ZONING	RES	FRNT	449		ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	FY14 NEW LOT FROM 46-104, EASEMENT TO 46-104. NO VIEW PER 8/7/13 LIST. DET WDK TO FRONT RIGHT OF HOUSE.				LAND	364,800	291,800
Infl1	NO ADJ			LAND	712,800	611,700				
Infl2	NO ADJ			OTHER	192,900	0				
<b>TOTAL</b>								<b>1,273,100</b>	<b>906,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 6*8	2013	48	17.17	700
WDK	A	1.00	G 0.90 14*14	2013	196	11.00	1,900

PHOTO 02/23/2021

BLDG COMMENTS  
2/23/2021 Owner confirmed interior data at door (C-19).



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BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	LG								TOTAL RCN	792,000	
MODEL	1		RESIDENTIAL	LIST	2/23/2021	LG								CONDITION ELEM		CD
STYLE	4	1.10	CAPE [100%]	REVIEW												
QUALITY	A	1.00	AVERAGE [100%]													
FRAME	1	1.00	WOOD FRAME [100%]													

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	792,000
NET AREA	2,016	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		77.97	87,326		
\$NLA(RCN)	\$393	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,120	2012	343.24	384,434		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	896	2012	264.71	237,178		
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	256		141.06	36,110		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	264		79.33	20,942		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	ATT WOOD DECK	140		67.91	9,508		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	GAS FIREPLACE	1			10,201.60	10,202		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2012 / 10	
STORIES(FAR)	1.8	1.00	COND	10 10 %	
ROOMS	6	1.00	FUNC	0	
BEDROOMS	4	1.00	ECON	0	
BATHROOMS	3	1.00	DEPR	10	% GD 90
FIXTURES	9	\$6,300			
UNITS	0	1.00			
			RCNLD	\$712,800	

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LEGAL

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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	%

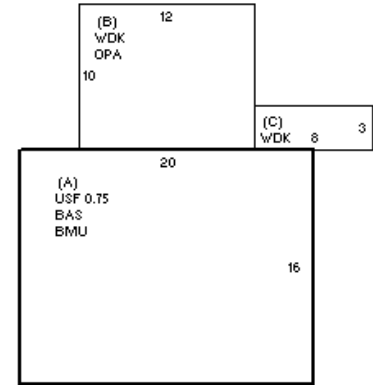
LAND

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	192,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/10/2023	LG
STYLE	14	0.94	DET BLDG [57%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	

INDING

YEAR BLT	2022	SIZE ADJ	1.060
NET AREA	560	DETAIL ADJ	1.000
\$NLA(RCN)	\$492	OVERALL	0.953
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		2	1.00
BEDROOMS		1	1.00
BATHROOMS		1.5	1.00
FIXTURES		6	\$4,200
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	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	19	MINISPLIT W/AC	1.01
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	320		111.41	35,650
A	BAS	L	BAS AREA	320	2022	414.25	132,559
A	USF	L	UP-STRY FIN	240	2022	327.70	78,647
B	OPA	N	OPEN PORCH	120		106.37	12,765
+	WDK	N	ATT WOOD DECK	144		81.96	11,802

TOTAL RCN	275,622
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	30 UC
ECON	0
DEPR	30 % GD 70
RCNLD	\$192,900