Key: 7143

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,471

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TAYLOR ERICA PO BOX 93 PROVINCETOWN, MA 02657	51-100-0	141 RT 6

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TAYLOR ERICA	10/24/2018	W	147,500	31617-159
HABITAT FOR HUMANITY OF C	04/07/2016	K	217,000	29563-198
NEWCOMB LIVING TRUST	09/03/2015	F		29117-32

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	%
18-058	02/20/2018	80	SOLAR TAXABL	20,000	05/10/2018	LG	100	100
SS18-1		50	SPLIT SUB		03/14/2017		100	100
		60	AFFORDABLE H		03/14/2017		0	0
16-296	12/12/2016	1	SINGLE FAM R	135,000	12/26/2017	LG	100	100

LAND

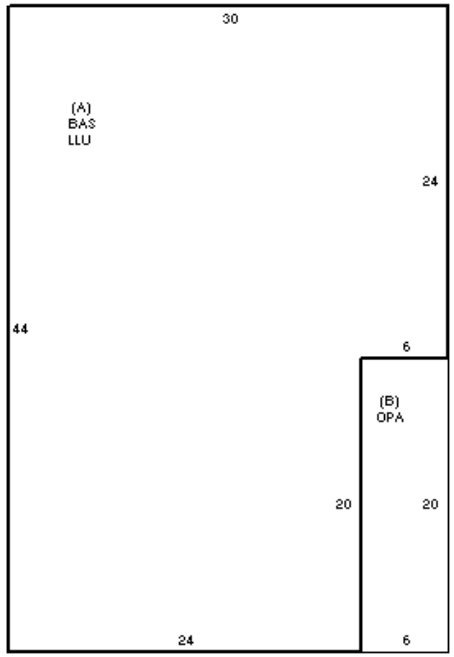
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.215	12 1.00	1 1.00	1 1.00	288,080	2.44	1 1.00	R01 0.80			150,900

TOTAL	9,381 SF	ZONING	RES	FRNT	0

Nbhd	EAST TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE: 10/23/18 Decl.of Trust establ. 141-147 Rte 6 HOA. Bk 31613 Pg 165. Easemnts/Restrictions Bk 31613 Pg 151.

ASSESSED	CURRENT	PREVIOUS
LAND	47,160	43,860
BUILDING	168,530	156,740
DETACHED	1,110	1,040
OTHER	0	0
TOTAL	**216,800**	**201,640**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8*10	2018	80	16.47	1,000
HTB	A 1.00	A 0.75	7*7	2019	1	2,730.40	2,000
PTD	A 1.00	A 0.75	10*12	2019	120	2.30	200

PHOTO 12/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/26/2017	LG
LIST	12/6/2018	LG
REVIEW		

YEAR BLT	2017	SIZE ADJ	1.040
NET AREA	1,200	DETAIL ADJ	1.000
$NLA(RCN)	$480	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
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	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,200		152.86	183,433
A	BAS	L	BAS AREA	1,200	2017	315.91	379,087
B	OPA	N	OPEN PORCH	120		81.12	9,734

TOTAL RCN	575,755

CONDITION ELEM	CD

EFF.YR/AGE	2017 / 5	
COND	05	05 %
FUNC	0	
ECON	0	40B
DEPR	5	% GD 95
RCNLD		$547,000