

Key: 799

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 719

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CURRENT OWNER		PARCEL ID		LOCATION	
CURRY SUSAN & GIUNTA MATTHEW 51 CURTIS ST SOMERVILLE, MA 02144		35-47-0		5 STARBUCK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CURRY SUSAN & GIUNTA MATT		08/03/2021	QS	1,155,000	(227132)
KRAFT JEFFREY G & NAOMI A		04/28/2006	QS	620,000	(179916)
DORNBUSCH JANE JULIE &		12/30/2005	99		(178944)

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 %
22-395	10/06/2022	4	REHAB	31,600	01/24/2023	LG	100 100
NP		3	REPAIR/REMOD		03/15/2022	JN	100 100
15-169	06/26/2015	3	REPAIR/REMOD	25,000	12/07/2016	LG	100 100
96-174	11/01/1996	1	SINGLE FAM R	90,000	05/01/1998		100 100

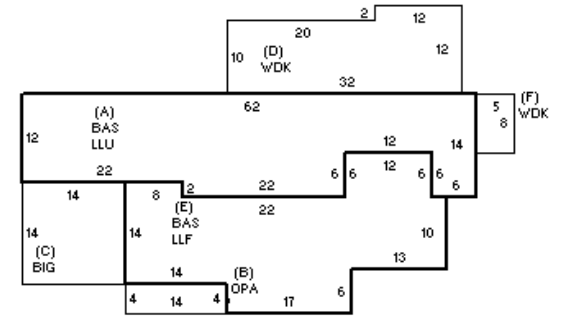
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	522,145	1.00	1	1.00	R06	1.45	404,660
300	A	0.005	11	1.00	1	39,875	1.00	1	1.00	R06	1.45	200

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TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E				LAND	404,900	315,600
Inf1	NO ADJ		BUILDING	779,000	623,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,183,900</b>	<b>939,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/24/2023



BLDG COMMENTS
LLF=MEDIA / PLAYRM AND FULL BATH. Minisplit.

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BUILDING	CD	ADJ	DESC	MEASURE	10/22/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/22/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	865,563
NET AREA	2,068	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	752		184.44	138,700		
\$NLA(RCN)	\$419	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,410	1996	359.59	507,027		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	56		122.43	6,856		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BIG	N	BUILT-IN GARAGE	196		105.61	20,700		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	384		61.69	23,688		
				INT. FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	658	2015	246.65	162,293		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		GEN	O	GENERATOR	1		0.00			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$779,000