

Key: 835

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 774

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
44 TWINE FIELD ROAD NOM TRUST TRS: COOPERSTEIN BETTY K 20 LILLIAN WAY WAYLAND, MA 01778		35-85-0	44 TWINE FIELD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
44 TWINE FIELD ROAD NOM T COOPERSTEIN BETTY K HALL DONALD P & PAMELA M		10/23/2009 08/26/2008 07/16/1999	99 O QS	(189844+) 730,000 395,000	(186770+) (154030)	

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	1.00	1	900,250	1.00	1	1.00	V9	2.50	697,690
300	A	0.135 11 1.00	1	1.00	1	68,750	1.00	1	1.00	V9	2.50	9,280

TOTAL	39,640 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	GREAT VIEW FROM 2ND FLR WDK PER 3/02 LIST. O FY10 NBHD 5 TO 6 & DECR VIEW TO 1.5 BUT FY11 T REVIEW OF PHOTOS = VW INCR.			LAND	707,000	614,700
Inf1	NO ADJ	O				BUILDING	1,198,300	991,000
Inf2	NO ADJ	E				DETACHED	0	0
						OTHER	0	0
						TOTAL	1,905,300	1,605,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/17/2010	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/25/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,352	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$426	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	9	OTHER	1.00
ROOMS	8		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	3		1.00	HEATING/COOLING	8	HEAT PUMP	1.04
FIXTURES	12	\$8,400		FUEL SOURCE	3	ELECTRIC	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,447	2006	446.86	646,602
+	OZA	N	OPEN BRZWAY	128		80.43	10,295
E	UST	N	UTILITY STORAGE	234		162.66	38,062
+	OPA	N	OPEN PORCH	372		99.49	37,009
+	WDK	N	ATT WOOD DECK	657		67.64	44,437
+	USF	L	UP-STRY FIN	1,905	2006	329.76	628,198
	GFP	O	GAS FIREPLACE	1		13,546.70	13,547
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,426,549
CONDITION ELEM	CD
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,198,300

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	%
09-115	06/24/2009	4	REHAB	600,000	04/28/2011	MR	100	100

BP#03-115-MOST OF SFR (INCL 2ND FLR WALLS+ROOF) WAS DEMO'D PER BLDG COMMISH 5/14/10  
(ONLY SLAB+STUD WALLS ON SEC A ARE ORIGINAL PER 5/10 M+L)

