

Key: 847

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 787

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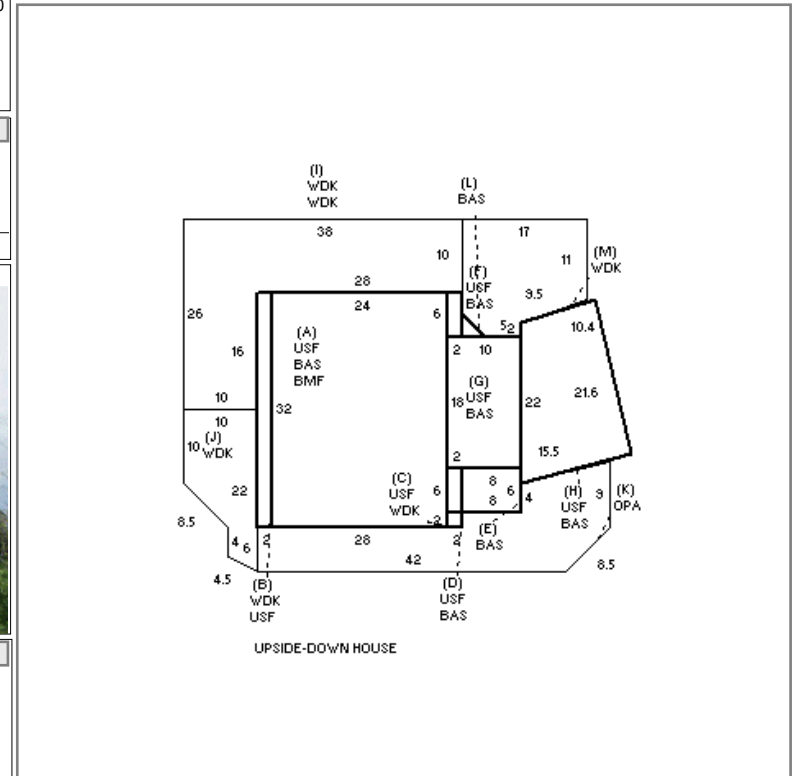
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CURRENT OWNER				PARCEL ID				LOCATION				
MURPHY JOSEPH G & REBECCA M 29 HIGH ST CHARLESTOWN, MA 02129				35-97-0				24 TWINE FIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MURPHY JOSEPH G & REBECCA				10/25/2016	QS	1,287,500	(211102)					
ROBERT L ADESON LIV TRUST				06/18/2014	A		(203687)					
ADESON ROBERT L & ANDREA				03/12/1993	QS	322,000	(129546)					
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 1.00	990,275	1.00	1 1.00	V12	2.75		767,460
300	A	0.235 11 1.00		1 1.00	1 1.00	75,625	1.00	1 1.00	V12	2.75		17,770

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	%
23-202	05/19/2023	7	GARAGE	500,000				0 0
23-202	05/19/2023	6	SHED					0 0
18-029	01/30/2018	3	REPAIR/REMOD	150,000	07/02/2019	LG	100	100
17-107X	04/20/2017	90	BP NVC	12,000	07/02/2019	LG	100	100
99-108	06/01/1999	70	POOL	40,000	01/01/2000		100	100

TOTAL	1.010 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY10 NBHD 5 TO 6. FY11 VW CHG TO CODE 7 PER			LAND	785,200	657,900
Inf1	NO ADJ	O	7/09 M+L. PTD@480+WDK@736=AROUND SPV.			BUILDING	1,125,800	930,900
Inf2	NO ADJ	E				DETACHED	16,300	15,500
						OTHER	0	0
						TOTAL	1,927,300	1,604,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00 A	0.75 16X36	1999	579	18.73	8,100
WDK	A	1.00 A	0.75 IRR		736	11.00	6,100
SHF	G	1.18 A+	0.80 10X14		140	18.89	2,100



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/2/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Six-bedroom septic.

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YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,279,295		
NET AREA	2,621	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMF	N	BSMT FINISH	768		186.87	143,515				
\$NLA(RCN)	\$488	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,318	1986	320.26	422,108				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	1,546		63.25	97,792				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,303	1986	422.09	549,983				
				FLOOR COVER	99	N/A	1.00	K	OPA	N	OPEN PORCH	376		93.04	34,984				
				INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		21,114.40	21,114				
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	2010 / 12
																		COND	12 12 %
																		FUNC	0
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$1,125,800