

Key: 908

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 859

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION								
GILLMAN JAMES & SANDRA 25 SOMERSET DRIVE ANDOVER, MA 01810		36-20-0		6 BAY VILLAGE RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
GILLMAN JAMES & SANDRA		06/21/2019	QS	990,000	()							
MCNISH JILL L		09/24/2007	J	22355-42+								
MCNISH JILL L &		12/28/2004	QS	382,500	19384-204							
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	0.144	11	1.00	1	39,875	1.00	1	1.00	R06	1.45	5,740

LAND

TOTAL	40,046 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	410,400	356,800
Inf1	NO ADJ		BUILDING	1,191,600	985,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,602,000	1,342,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

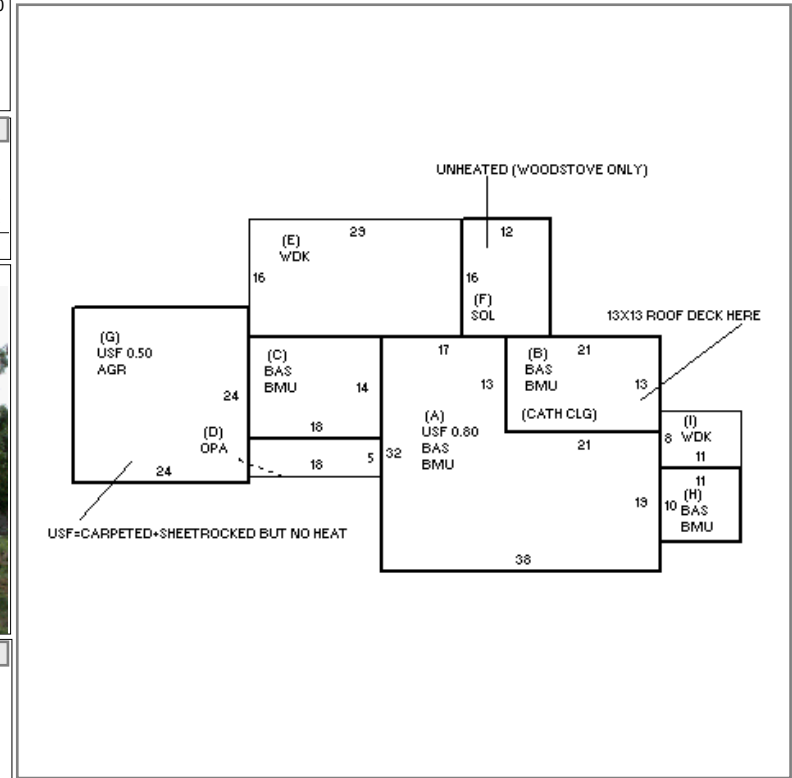


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-149	06/13/2013	9	DECK	39,450	11/14/2013	FC	100	100
04-233	12/22/2004	1	SINGLE FAM R	356,000	06/28/2006	FC	100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/14/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	2005	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,812	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$511	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.8	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	9	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	9	\$6,300		FUEL SOURCE	1	OIL	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,578		95.78	151,145
+	BAS	L	BAS AREA	1,305	2005	443.52	578,793
+	USF	L	UP-STRY FIN	1,042	2005	345.28	359,786
B	BAS	L	BAS AREA	273	2005	443.52	121,080
D	OPA	N	OPEN PORCH	90		133.59	12,023
+	WDK	N	ATT WOOD DECK	552		67.13	37,056
F	SOL	L	SOLARIUM	192	2005	264.21	50,728
G	AGR	N	ATTACHED GARAGE	576		134.60	77,530
	WDK	N	ATT WOOD DECK	169		85.03	14,370
	F21	O	FPL 2S 1OP	1		22,408.30	22,408
	MST	O	MASONRY STACK	1		4,481.40	4,481
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,435,700
CONDITION ELEM	CD
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$1,191,600