

Key: 985

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 938

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EPSTEIN MERYL J 7 HOLLAND STREET NEWTON, MA 02458				36-96-0				2 POND VILLAGE HGTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EPSTEIN MERYL J				08/30/2017	QS	542,000	30732-322				
BEACH BAT REALTY TRUST				04/27/2001	99		13765-105				
SMITH MANUEL R & SHARON A				03/03/1998	P	66,000	11259-146				

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	%
10-115	06/09/2010	10	ALL OTHERS	15,500	05/02/2011	MR	100	100
10-019	02/17/2010	80	SOLAR TAXABL	10,250	05/02/2011	MR	100	100
98-034	02/01/1998	1	SINGLE FAM R	115,000	01/01/1999		100	100

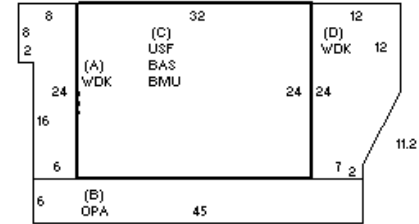
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.670	11	1.00	1	1.00	1	1.00	R03	1.00		266,790

TOTAL	29,185 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	266,800	232,000
Inf1	NO ADJ		BUILDING	440,600	378,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	707,400	610,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/23/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/12/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1998	SIZE ADJ	1.020
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$377	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT 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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	ATT WOOD DECK	413		52.47	21,672
B	OPA	N	OPEN PORCH	270		76.62	20,686
C	BMU	N	BSMT UNFINISHED	768		83.10	63,819
C	BAS	L	BAS AREA	768	1998	331.52	254,607
C	USF	L	UP-STRY FIN	768	1998	258.30	198,376
	F21	O	FPL 2S 1OP	1		16,421.20	16,421
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	579,781
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$440,600