

**Truro Zoning Bylaw Definition of "Street"
and Referenced Design Standards**

The following definition of Street is from the Truro Zoning Bylaw, § 10.4. Definitions

Street. A public or private way which affords access to abutting property. For the purposes of this bylaw, the terms "street", "road", "way", and "road right-of-way" bear the same meaning. When a street(s) is to be used for lot frontage, the street(s) shall conform to the requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989. Street(s) shall have a center line length in excess of 100 feet. For dead-end street(s), this distance shall be measured from the sideline of the layout of the road to be intersected to the opposite end of the layout of the turnaround cul-de-sac. Town of Truro paved street(s) that: (1) have a minimum layout width of 20 feet, (2) were created prior to January 1, 1989 and (3) were accepted by Truro Town Meeting, are exempt from the width requirements of the Town of Truro Subdivision Regulations, Section IV, Design Standards. These accepted public paved ways shall be deemed adequate as lot frontage for the issuance of building permits. The list of accepted Truro public paved ways is available from the Town of Truro Town Clerk upon request.

The following is the above referenced Town of Truro Subdivision Regulations, Section IV, Design Standards, (b), (c), & (d) as they existed on January 1, 1989:

- (b) The minimum width of street right-of-ways shall be 40 feet.
- (c) Property lines at street intersections shall be rounded to provide for a curb radius of not less than 20 feet.
- (d) Dead-end streets shall be provided at the closed end with a turnaround having a property line diameter of at least 80 feet. When ways requiring turnarounds may be extended in future subdivisions, the Board may require only an area equal to the above requirement to be shown and marked "Reserved for Turning." Upon extension of the way through this turning area, the portions not included in the way shall revert to their respective lots.

Truro Zoning Bylaws

General Dimensional Requirements

	R	BP	NT6A/TC/ NTC/Rt6	S	
Lot Size	33750 sf	33750 sf	33750 sf		3 ac
Frontage	150'	150'	150'		150'
Front SB	25'	25'	25'		50'
Side SB	25'	5'/story	25'		50'
Rear SB	25'	5'/story	25'		50'

Lot Shape min. 50' lot width between structure and frontage

Building Separation

	BP	Cottage Colonies
All		30'
Two 1-story	10'	
1-story & 1.5-story	12.5'	
Two 1.5-story	15'	
Two 2-story	20'	

APPENDIX 2

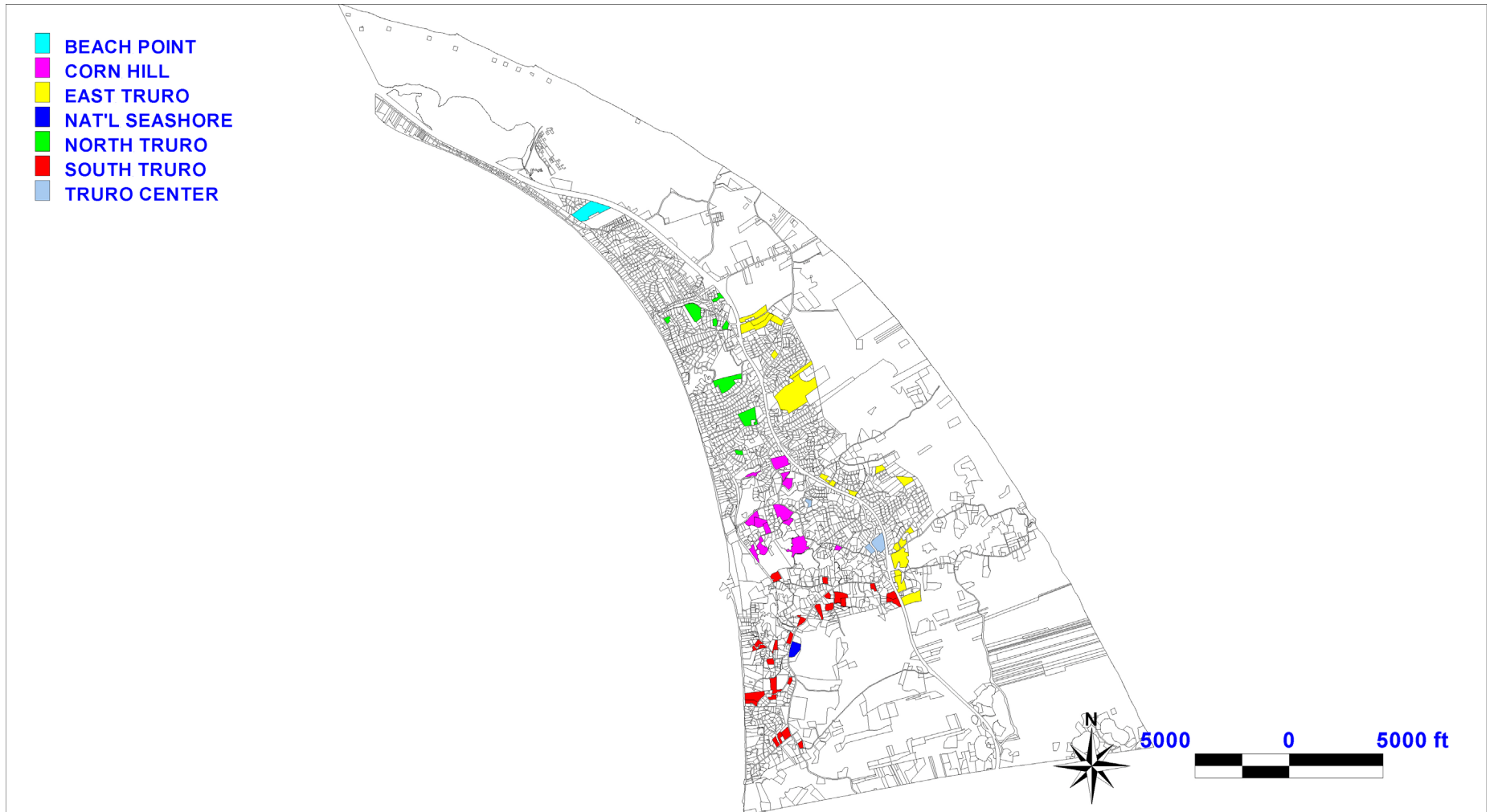
TABLE 1

Recommended Geometric Design Standards for Subdivisions

DESIGN ELEMENTS	Type A	Type B	Type C	Type D & E
Roadway layout				
Minimum right-of-way width	40 feet	40 feet	40 feet	40 feet
Minimum Roadway width – not including berms	14 feet	18 feet	20 feet	22 feet
Shoulder width (each side of roadway)	4 feet	4 feet	4 feet	4 feet
Horizontal Alignment				
Minimum radius at street centerline	125 feet	125 feet	290 feet	290 feet
Vertical Alignment				
Clear sight distance from 4’-6” to 4” above pavement	200 feet	200 feet	350 feet	350 feet
Minimum vertical curve	100 Feet	150 feet	200 feet	200 feet
Grade(1)				
Maximum grade	8%	8%	8%	8%
Minimum grade	1%	1%	1%	1%
Maximum grade, within 30' from intersection	2%	2%	2%	2%
Intersection Standards				
Minimum intersection angle	60°	60°	60°	85°
Minimum centerline offset	125 feet	125 feet	200 feet	200 feet
Minimum curb (or edge of roadway) radius	20 feet	20 feet	30 feet	30 feet
Dead-end Street				
Maximum length	1,000 feet	1,000 feet	1,000 feet	Not allowable
Minimum radius of circular turnaround, to curb or to edge of pavement	40 feet	40 feet	40 feet	n/a
Pavement and Storm Frequency Standards				
Unpaved(2)	6” T-Base 3” crushed Stone	n/a	n/a	n/a
Pavement, compacted thickness	3” total 1½” binder 1½” finish	3” total 1½” binder 1½” finish	4½” total 2½” binder 2” finish	4½” total 2½” binder 2” finish
Base, compacted thickness	8” total 4” sub-base 4” base	8” total 4” sub-base 4” base	12” total 6” sub-base 6” base	12” total 6” sub-base 6” base
Storm frequency for drainage calculations	50 years	50 years	50 years	50 years
Storm frequency for cross culverts sizing	50 years	50 years	50 years	50 years

n/a - Not applicable. (1) The maximum grade for all roads shall be a maximum of 8%. The “Maximum Grade” may be waived, but cannot exceed 10%, for a distance of one hundred (100) feet. (2) Although unpaved roads may be accepted as access under these regulations, they will not be considered for acceptance as a town road unless reconstructed.

TRURO, MA GIS Analysis of LandDetailDesc



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Report #12: Land Review Report
 Fiscal Year 2021

TRURO MA

Key	Parcel ID	Location	State Zn	Class	Sale Date	Sale Price	Sale Type	Ratio	Acres	Land Value	Prior Land Value	Pct Chg	Improvement Value	Proposed Value	Price Cd	T	Acres/SF	Nbhd Cd	Fac	Inf1 Cd	Fac	Inf2 Cd	Fac	Inf3 Cd	Fac	Lpi Cd	Fac	Adj Base	SAF	Land Value
400	18-2-0	506 RT 6RES	9320						24.23	925,000	925,000			925,000	100 A	0.775	10	1.00	1	1.00	1	1.00	1	1.00	V7	1.45	387,440	1.000	300,270	
															300 A	23.455	10	1.00	1	1.00	1	1.00	V7	1.45	29,580	0.461	320,190			
															400 F	1,000	10	1.00	1	1.00	1	1.00	V7	1.45	305	1.000	304,500			
1033	36-147-0	33 SHORE RDRES	1010						2.90	342,300	342,300		\$348,800	691,100	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R04	1.15	307,280	1.000	238,140	
															300 A	2.125	11	1.00	1	1.00	1	1.00	R04	1.15	23,460	1.000	49,850			
															400 F	300	11	1.00	T7	0.75	1	1.00	R04	1.15	181	1.000	54,340			
1235	39-108-0	9 NOONS DRRES	1300		2/8/07		99		17.20	705,600	705,600			705,600	100 A	0.775	11	1.00	1	1.00	L2	0.75	1	1.00	V6	1.75	350,700	1.000	271,790	
															300 A	16.425	11	1.00	1	1.00	1	1.00	V6	1.75	35,700	0.552	323,560			
															400 F	300	11	1.00	1	1.00	1	1.00	V6	1.75	368	1.000	110,250			
5945	39-12-0	8 BAY VIEW RDRES	1090						1.94	695,200	695,200		\$1,073,200	1,768,400	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	V12	2.65	708,080	1.000	548,760	
															300 A	1.165	11	1.00	1	1.00	1	1.00	V12	2.65	54,060	1.000	62,980			
															400 F	150	11	1.00	1	1.00	1	1.00	V12	2.65	557	1.000	83,480			
1268	39-143-0	3 HUGHES RDRES	1010						2.61	276,000	276,000		\$307,700	583,700	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															300 A	1.835	11	1.00	1	1.00	1	1.00	R03	1.00	20,400	1.000	37,430			
															400 F	150	11	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	31,500			
1300	39-176-0	2 SO HOLLOW RD	9800						8.90	431,700	431,700			431,700	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															400 F	450	12	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	94,500			
															300 A	8.125	12	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.785	130,160			
1304	39-180-0	11 SO HOLLOW RD	9850						6.04	501,000	501,000		\$1,800	502,800	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															400 F	900	12	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	189,000			
															300 A	5.265	12	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.977	104,920			
1305	39-181-0	9 SO HOLLOW RD	9850						14.88	441,500	441,500		\$93,100	534,600	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															400 F	300	12	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	63,000			
															300 A	14.105	12	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.596	171,440			
1207	39-78-0	7 SAGE RIDGE RDRES	1300		10/14/15		F		12.41	520,200	520,200			520,200	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															300 A	11.635	11	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.656	155,610			
															400 F	750	11	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	157,500			
1215	39-87-0	16 HUGHES RDRES	1010						1.96	262,800	262,800		\$327,900	590,700	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															300 A	1.185	11	1.00	1	1.00	1	1.00	R03	1.00	20,400	1.000	24,170			
															400 F	150	11	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	31,500			
1430	40-1-0	38 SO HIGHLAND RDRES	1010						5.05	374,700	374,700		\$244,800	619,500	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R06	1.15	307,280	1.000	238,140	
															300 A	4.275	12	1.00	1	1.00	1	1.00	R06	1.15	23,460	1.000	100,290			
															400 F	150	12	1.00	1	1.00	1	1.00	R06	1.15	242	1.000	36,230			
1444	40-19-0	18 SO HIGHLAND RDRES	1010						2.34	284,000	284,000		\$168,900	452,900	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R04	1.05	280,560	1.000	217,430	
															300 A	1.565	12	1.00	1	1.00	1	1.00	R04	1.05	21,420	1.000	33,520			
															400 F	150	12	1.00	1	1.00	1	1.00	R04	1.05	221	1.000	33,080			
1496	40-71-0	241 OLD KINGS HWY	9300						6.00	343,100	343,100			343,100	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															300 A	5.225	12	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.980	104,500			
															400 F	150	12	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	31,500			
1716	42-146-0	9 GREAT HOLLOW RDRES	1010						14.64	935,500	935,500		\$255,200	1,190,700	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R08	1.75	467,600	1.000	362,390	
															300 A	13.865	11	1.00	1	1.00	1	1.00	R08	1.75	35,700	0.601	297,480			
															400 F	750	11	1.00	1	1.00	1	1.00	R08	1.75	368	1.000	275,630			
1784	42-202-0	9 SKY VIEW DRRES	1010						2.00	461,300	461,300		\$130,600	591,900	100 A	0.775	11	1.00	1	1.00	1	1.00	1	1.00	R08	1.75	467,600	1.000	362,390	
															300 A	1.225	11	1.00	1	1.00	1	1.00	R08	1.75	35,700	1.000	43,730			
															400 F	150	11	1.00	1	1.00	1	1.00	R08	1.75	368	1.000	55,130			
1880	43-2-0	10-A WALSH WAYRES	1300		2/28/20		E		57.17	868,600	868,500			868,600	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R03	1.00	267,200	1.000	207,080	
															300 A	56.397	12	1.00	1	1.00	1	1.00	R03	1.00	20,400	0.301	346,530			
															400 F	1,500	12	1.00	1	1.00	1	1.00	R03	1.00	210	1.000	315,000			
5950	45-132-0	15 PERRY RDRES	1010						2.34	347,400	347,400		\$157,400	504,800	100 A	0.775	13	1.00	1	1.00	1	1.00	1	1.00	R06	1.15	307,280	1.000	238,140	
															300 A	1.567	13	1.00	1	1.00	1	1.00	R06	1.15	23,460	1.000	36,760			

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															400 F	300	13 1.00	1 1.00	1 1.00	1 1.00	R06 1.15	242	1.000	72,450
2182	45-73-0	4 TOMS HILL PATHRES		1090					6.59	1,220,800	1,220,800		\$346,800	1,567,600	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	V15 3.50	935,200	1.000	724,780
															300 A	5.815	13 1.00	1 1.00	1 1.00	1 1.00	V15 3.50	71,400	0.929	385,750
															400 F	150	13 1.00	1 1.00	1 1.00	1 1.00	V15 3.50	735	1.000	110,250
2187	45-80-0	6 TOMS HILL PATHRES		1090					5.85	853,600	853,600		\$457,300	1,310,900	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	V10 2.50	668,000	1.000	517,700
															300 A	5.075	13 1.00	1 1.00	1 1.00	1 1.00	V10 2.50	51,000	0.993	257,140
															400 F	150	13 1.00	1 1.00	1 1.00	1 1.00	V10 2.50	525	1.000	78,750
2190	45-83-0	21 TOMS HILL RDRES		1010					3.60	681,300	681,300		\$503,600	1,184,900	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	614,560	1.000	476,280
															300 A	2.825	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	46,920	1.000	132,550
															400 F	150	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	483	1.000	72,450
2229	46-1-0	105 CASTLE RDRES		1010					11.27	719,100	719,100		\$387,000	1,106,100	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	V5 1.60	427,520	1.000	331,330
															300 A	10.495	13 1.00	1 1.00	1 1.00	1 1.00	V5 1.60	32,640	0.691	236,600
															400 F	450	13 1.00	1 1.00	1 1.00	1 1.00	V5 1.60	336	1.000	151,200
2239	46-11-0	91 CASTLE RDRES		1010					5.52	403,600	403,600		\$501,600	905,200	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	293,920	1.000	227,790
															300 A	4.745	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	22,440	1.000	106,480
															400 F	300	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	231	1.000	69,300
2395	46-173-0	3 HIGGINS WAYRES		1010					3.44	470,500	470,500		\$33,300	503,800	100 A	0.775	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	387,440	1.000	300,270
															300 A	2.665	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	29,580	1.000	78,830
															400 F	300	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	305	1.000	91,350
2414	46-192-0	1 ATWOOD RDRES		1090					1.74	258,300	258,300		\$322,200	580,500	100 A	0.775	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	267,200	1.000	207,080
															300 A	0.965	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	20,400	1.000	19,690
															400 F	150	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	210	1.000	31,500
2430	46-209-0	225 RT 6RES		1090					2.43	179,700	179,700		\$231,000	410,700	100 A	0.775	12 1.00	T8 0.80	1 1.00	1 1.00	R01 0.80	171,008	1.000	132,530
															300 A	1.655	12 1.00	1 1.00	1 1.00	1 1.00	R01 0.80	16,320	1.000	27,010
															400 F	150	12 1.00	T8 0.80	1 1.00	1 1.00	R01 0.80	134	1.000	20,160
5584	46-372-0	4 ATWOOD RDRES	1300		12/18/19	90,000	V		2.79	274,900	274,900			274,900	100 A	0.775	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	267,200	1.000	207,080
															300 A	1.705	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	20,400	1.000	34,780
															350 A	0.310	12 1.00	1 1.00	1 1.00	1 1.00	TWP 1.00	5,100	1.000	1,580
															400 F	150	12 1.00	1 1.00	1 1.00	1 1.00	R03 1.00	210	1.000	31,500
2284	46-56-0	5 WARREN PLRES		1010					2.06	304,500	304,500		\$205,900	510,400	100 A	0.775	14 1.00	1 1.00	1 1.00	1 1.00	R05 1.15	307,280	1.000	238,140
															300 A	1.285	14 1.00	1 1.00	1 1.00	1 1.00	R05 1.15	23,460	1.000	30,150
															400 F	150	14 1.00	1 1.00	1 1.00	1 1.00	R05 1.15	242	1.000	36,230
2235	46-7-0	97 CASTLE RDRES		1010					2.52	336,300	336,300		\$9,100	345,400	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	293,920	1.000	227,790
															300 A	1.745	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	22,440	1.000	39,160
															400 F	300	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	231	1.000	69,300
2298	46-70-0	70 CASTLE RDRES	1300		10/8/93			99	13.04	784,600	784,600			784,600	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	293,920	1.000	227,790
															300 A	12.265	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	22,440	0.638	175,700
															400 F	1,650	13 1.00	1 1.00	1 1.00	1 1.00	R05 1.10	231	1.000	381,150
2324	46-96-0	8 TOMS HILL RDRES		1010					3.08	729,300	729,300		\$946,800	1,676,100	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	614,560	1.000	476,280
															300 A	2.305	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	46,920	1.000	108,150
															400 F	300	13 1.00	1 1.00	1 1.00	1 1.00	V8 2.30	483	1.000	144,900
2683	47-109-0	15 AVERY WAYRES		1010					1.99	250,100	250,100		\$210,700	460,800	100 A	0.775	12 1.00	1 1.00	1 1.00	1 1.00	R05 1.05	280,560	1.000	217,430
															300 A	1.215	12 1.00	1 1.00	1 1.00	1 1.00	R05 1.05	21,420	1.000	26,030
															400 F	150	12 1.00	T1 0.20	1 1.00	1 1.00	R05 1.05	44	1.000	6,620
2694	47-120-0	54 OLD KINGS HWYRES		1010					6.27	547,200	547,200		\$938,500	1,485,700	100 A	0.775	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	387,440	1.000	300,270
															300 A	5.495	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	29,580	0.957	155,540
															400 F	300	12 1.00	1 1.00	1 1.00	1 1.00	R07 1.45	305	1.000	91,350
2766	49-15-0	28 TOMS HILL RDRES		1010					11.57	1,623,000	1,623,000		\$331,200	1,954,200	100 A	0.775	13 1.00	1 1.00	1 1.00	1 1.00	RF4 4.30	1,148,960	1.000	890,440
															300 A	9.065	13 1.00	1 1.00	1 1.00	1 1.00	RF4 4.30	87,720	0.743	590,420
															350 A	1.730	13 1.00	1 1.00	1 1.00	1 1.00	TWP 1.00	5,100	0.761	6,720
															400 F	150	13 1.00	1 1.00	1 1.00	1 1.00	RF4 4.30	903	1.000	135,450

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Report #12: Land Review Report
 Fiscal Year 2021

TRURO MA

Key	Parcel ID	Location	State Zn	Class	Sale Date	Sale Price	Sale Type	Ratio	Acres	Land Value	Prior Land Value	Pct Chg	Improvement Value	Proposed Value	Price Cd	T	Acres/SF	Nbhd Cd	Fac	Inf1 Cd	Fac	Inf2 Cd	Fac	Inf3 Cd	Fac	Lpi Cd	Fac	Adj Base	SAF	Land Value
2798	50-10-0	73 DEPOT RDRES	1090						4.32	846,600	846,600		\$207,000	1,053,600	100 A	0.775	15	1.00	L5	0.90	1	1.00	1	1.00	RF4	3.50	841,680	1.000	652,300	
															300 A	1.065	15	1.00	1	1.00	1	1.00	RF4	3.50	71,400	1.000	76,040			
															350 A	2.480	15	1.00	1	1.00	1	1.00	TWP	1.00	5,100	0.635	8,030			
															400 F	150	15	1.00	1	1.00	1	1.00	RF4	3.50	735	1.000	110,250			
2885	50-104-0	18 OLD COUNTY RDRES	1010						3.90	755,800	755,800		\$521,700	1,277,500	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	V10	2.50	668,000	1.000	517,700	
															300 A	3.125	15	1.00	1	1.00	1	1.00	V10	2.50	51,000	1.000	159,380			
															400 F	150	15	1.00	1	1.00	1	1.00	V10	2.50	525	1.000	78,750			
2888	50-108-0	4 OLD COUNTY RDRES	1010						1.93	301,500	301,500		\$490,300	791,800	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R05	1.15	307,280	1.000	238,140	
															300 A	1.155	15	1.00	1	1.00	1	1.00	R05	1.15	23,460	1.000	27,100			
															400 F	150	15	1.00	1	1.00	1	1.00	R05	1.15	242	1.000	36,230			
2894	50-114-0	11 HOLSBERY RDRES	1010						3.52	589,200	589,200		\$540,500	1,129,700	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	V7	2.00	534,400	1.000	414,160	
															300 A	2.745	15	1.00	1	1.00	1	1.00	V7	2.00	40,800	1.000	112,000			
															400 F	150	15	1.00	1	1.00	1	1.00	V7	2.00	420	1.000	63,000			
2913	50-134-0	34 TRURO CENTER RDRES	1010						3.52	260,800	260,800		\$371,200	632,000	100 A	0.775	14	1.00	1	1.00	1	1.00	1	1.00	R02	0.80	213,760	1.000	165,660	
															300 A	2.743	14	1.00	1	1.00	1	1.00	R02	0.80	16,320	1.000	44,770			
															400 F	300	14	1.00	1	1.00	1	1.00	R02	0.80	168	1.000	50,400			
2914	50-135-0	23 TRURO CENTER RDRES	1090						10.73	507,600	507,600		\$371,200	878,800	100 A	0.775	14	1.00	1	1.00	1	1.00	1	1.00	R02	0.80	213,760	1.000	165,660	
															300 A	9.955	14	1.00	1	1.00	1	1.00	R02	0.80	16,320	0.709	115,140			
															400 F	1,350	14	1.00	1	1.00	1	1.00	R02	0.80	168	1.000	226,800			
2952	50-173-0	6 HOLSBERY RDRES	1010						6.74	598,900	598,900		\$222,000	820,900	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	387,440	1.000	300,270	
															300 A	5.965	15	1.00	1	1.00	1	1.00	R07	1.45	29,580	0.916	161,620			
															400 F	450	15	1.00	1	1.00	1	1.00	R07	1.45	305	1.000	137,030			
2957	50-183-0	5 HATCH RDRES	1090						2.09	430,500	430,500		\$428,200	858,700	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	387,440	1.000	300,270	
															300 A	1.315	15	1.00	1	1.00	1	1.00	R07	1.45	29,580	1.000	38,900			
															400 F	300	15	1.00	1	1.00	1	1.00	R07	1.45	305	1.000	91,350			
2961	50-192-0	8 OLD BRIDGE RDRES	1010						2.85	407,300	407,300		\$548,600	955,900	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	387,440	1.000	300,270	
															300 A	2.075	15	1.00	1	1.00	1	1.00	R07	1.45	29,580	1.000	61,380			
															400 F	150	15	1.00	1	1.00	1	1.00	R07	1.45	305	1.000	45,680			
2791	50-2-0	52 CASTLE RDRES	1090						14.92	1,551,500	1,551,500		\$434,500	1,986,000	100 A	0.775	13	1.00	1	1.00	1	1.00	1	1.00	RF4	4.30	1,148,960	1.000	890,440	
															300 A	6.795	13	1.00	1	1.00	1	1.00	RF4	4.30	87,720	0.859	511,950			
															350 A	7.350	13	1.00	1	1.00	1	1.00	TWP	1.00	5,100	0.365	13,700			
															400 F	150	13	1.00	1	1.00	1	1.00	RF4	4.30	903	1.000	135,450			
2858	50-75-0	1 BRIDGE LNRES	1010						1.74	284,100	284,100		\$221,300	505,400	100 A	0.775	13	1.00	1	1.00	1	1.00	1	1.00	R05	1.10	293,920	1.000	227,790	
															300 A	0.965	13	1.00	1	1.00	1	1.00	R05	1.10	22,440	1.000	21,650			
															400 F	150	13	1.00	1	1.00	1	1.00	R05	1.10	231	1.000	34,650			
2869	50-86-0	41 DEPOT RDRES	1010						2.05	473,800	473,800		\$335,600	809,400	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R08	1.60	427,520	1.000	331,330	
															300 A	1.275	15	1.00	1	1.00	1	1.00	R08	1.60	32,640	1.000	41,620			
															400 F	300	15	1.00	1	1.00	1	1.00	R08	1.60	336	1.000	100,800			
3060	51-13-0	15 NO PAMET RDRES	1010						15.66	809,000	809,000		\$331,700	1,140,700	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	RF2	2.30	614,560	1.000	476,280	
															300 A	3.702	12	1.00	1	1.00	1	1.00	RF2	2.30	46,920	0.923	160,380			
															400 F	300	12	1.00	1	1.00	1	1.00	RF2	2.30	483	1.000	144,900			
															350 A	9.000	12	1.00	CR	0.25	1	1.00	1	1.00	TWP	1.00	1,275	0.330	3,790	
															300 A	2.180	12	1.00	CR	0.25	1	1.00	1	1.00	RF2	2.30	11,730	0.923	23,610	
3070	51-23-0	9 SO PAMET RDRES	1300	12/14/18	325,000	QS	0.94	2.09	305,300	305,300				305,300	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R06	1.15	307,280	1.000	238,140	
															300 A	1.319	12	1.00	1	1.00	1	1.00	1	1.00	R06	1.15	23,460	1.000	30,940	
															400 F	150	12	1.00	1	1.00	1	1.00	1	1.00	R06	1.15	242	1.000	36,230	
3074	51-28-0	155 RT 6RES	1010						7.56	336,400	336,400		\$134,000	470,400	100 A	0.775	12	1.00	1	1.00	1	1.00	1	1.00	R01	0.80	213,760	1.000	165,660	
															300 A	6.785	12	1.00	1	1.00	1	1.00	1	1.00	R01	0.80	16,320	0.860	95,180	
															400 F	450	12	1.00	1	1.00	1	1.00	1	1.00	R01	0.80	168	1.000	75,600	
3078	51-32-0	146 RT 6RES	1010						4.05	211,700	211,700		\$554,600	766,300	100 A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R01	0.80	213,760	1.000	165,660	
															300 A	2.667	15	1.00	CR	0.25	1	1.00	1	1.00	R01	0.80	4,080	1.000	10,880	

Extract: FRONTAGE
 Database: LIVE
 Filter: LandCode = 400
 Sort: Map ASC
 Block ASC
 Parcel ASC

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															300 A		0.608	15	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		16,320	1,000	9,920	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		168	1,000	25,200	
3054	51-6-0	4 AVERY WAYRES	1010						2.45	284,600	284,600		\$419,900	704,500	100 A		0.775	12	1.00	1	1.00	1	1.00	1	1.00	R05 1.05		280,560	1,000	217,430	
															300 A		1.675	12	1.00	T12 0.95	1	1.00	1	1.00	R05 1.05		20,349	1,000	34,080		
															400 F		150	12	1.00	1	1.00	1	1.00	1	1.00	R05 1.05		221	1,000	33,080	
3055	51-8-0	1 AVERY WAYRES	1010						2.94	330,000	330,000		\$211,500	541,500	100 A		0.775	12	1.00	1	1.00	1	1.00	1	1.00	R05 1.05		280,560	1,000	217,430	
															300 A		2.165	12	1.00	1	1.00	1	1.00	1	1.00	R05 1.05		21,420	1,000	46,370	
															400 F		300	12	1.00	1	1.00	1	1.00	1	1.00	R05 1.05		221	1,000	66,150	
5551	51-87-0	142 RT 6	9300						4.26	281,300	281,300			281,300	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		213,760	1,000	165,660	
															300 A		3.485	15	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		16,320	1,000	56,880	
															400 F		350	15	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		168	1,000	58,800	
5597	51-91-0	139 RT 6	9300						11.38	428,700	428,700		\$11,900	440,600	100 A		0.775	12	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		213,760	1,000	165,660	
															300 A		10.605	12	1.00	LT2 2.00	1	1.00	1	1.00	1	1.00	R01 0.80		32,640	0.687	237,800
															400 F		150	12	1.00	1	1.00	1	1.00	1	1.00	R01 0.80		168	1,000	25,200	
3191	53-46-0	28 FISHER RDRES	1010						2.09	384,900	384,900		\$270,600	655,500	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		387,440	1,000	300,270	
															300 A		1.315	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		29,580	1,000	38,900	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		305	1,000	45,680	
3192	53-47-0	3 BENSON RDRES	1010						2.38	393,500	393,500		\$124,400	517,900	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		387,440	1,000	300,270	
															300 A		1.609	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		29,580	1,000	47,590	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		305	1,000	45,680	
3247	54-11-0	47 OLD COUNTY RDRES	1010						3.03	790,200	790,200		\$219,500	1,009,700	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	V10 2.50		668,000	1,000	517,700	
															300 A		2.255	15	1.00	1	1.00	1	1.00	1	1.00	V10 2.50		51,000	1,000	115,010	
															400 F		300	15	1.00	1	1.00	1	1.00	1	1.00	V10 2.50		525	1,000	157,500	
3251	54-15-0	19 FISHER RDRES	1010						2.33	392,000	392,000		\$228,300	620,300	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		387,440	1,000	300,270	
															300 A		1.555	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		29,580	1,000	46,000	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		305	1,000	45,680	
3267	54-33-0	3 ROSE HILL LNRES	1010						2.61	400,200	400,200		\$590,400	990,600	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		387,440	1,000	300,270	
															300 A		1.835	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		29,580	1,000	54,280	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	R07 1.45		305	1,000	45,680	
3284	54-50-0	11 COOPER RDRES	1010						6.88	702,800	702,800		\$652,000	1,354,800	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	V7 2.00		534,400	1,000	414,160	
															300 A		6.105	15	1.00	1	1.00	1	1.00	1	1.00	V7 2.00		40,800	0.906	225,650	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	V7 2.00		420	1,000	63,000	
3286	54-52-0	4 RICH RDRES	1010						1.61	702,800	702,800		\$903,100	1,605,900	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	V12 2.75		734,800	1,000	569,470	
															300 A		0.832	15	1.00	1	1.00	1	1.00	1	1.00	V12 2.75		56,100	1,000	46,680	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	V12 2.75		578	1,000	86,630	
3300	54-67-0	8 PERRYS HILL WAYRES	1010						2.94	1,017,900	1,017,900		\$249,400	1,267,300	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	V16 3.60		961,920	1,000	745,490	
															300 A		2.165	15	1.00	1	1.00	1	1.00	1	1.00	V16 3.60		73,440	1,000	159,000	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.00	V16 3.60		756	1,000	113,400	
3322	54-91-0	54 OLD COUNTY RDNSD	1010						8.31	1,164,800	1,164,800		\$768,800	1,933,600	100 A		0.775	16	1.00	1	1.00	1	1.00	1	1.00	SV2 3.20		855,040	1,000	662,660	
															300 A		7.532	16	1.00	1	1.00	1	1.00	1	1.00	SV2 3.20		65,280	0.816	401,370	
															400 F		150	16	1.00	1	1.00	1	1.00	1	1.00	SV2 3.20		672	1,000	100,800	
3394	58-4-0	21 COOPER RDRES	1010						9.70	2,765,600	2,765,600		\$339,200	3,104,800	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	WF3 7.00		1,870,400	1,000	1,449,560	
															300 A		7.375	15	1.00	1	1.00	1	1.00	1	1.00	WF3 7.00		142,800	0.825	868,640	
															350 A		1.550	15	1.00	1	1.00	1	1.00	1	1.00	TWP 1.00		5,100	0.805	6,360	
															400 F		300	15	1.00	1	1.00	1	1.00	1	1.00	WF3 7.00		1,470	1,000	441,000	
3452	58-65-0	33 COOPER RDRES	1010						2.81	1,960,700	1,960,700		\$2,357,300	4,318,000	100 A		0.775	15	1.00	1	1.00	1	1.00	1	1.00	WF3 7.00		1,870,400	1,000	1,449,560	
															300 A		2.035	15	1.00	1	1.00	1	1.00	1	1.00	WF3 7.00		142,800	1,000	290,600	
															400 F		150	15	1.00	1	1.00	1	1.00	1	1.0						

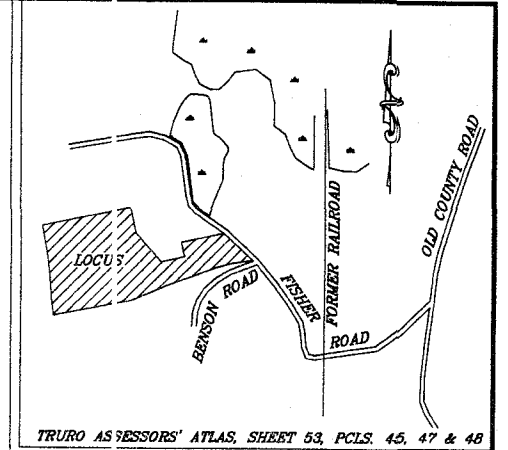
Extract: FRONTAGE
 Database: LIVE
 Filter: LandCode = 400
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 Parcel ASC

Report #12: Land Review Report
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TRURO MA

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3500	59-47-0	11 RYDER BEACH RDRES	10	10					2.49	396,700	396,700		\$266,800	663,500	100	A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	387,440	1.000	300,270	
															300	A	1.715	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	29,580	1.000	50,730	
															400	F	150	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	305	1.000	45,680	
3501	59-48-0	9 RYDER BEACH RDRES	10	90					2.37	605,200	605,200		\$269,000	874,200	100	A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	V7	2.00	534,400	1.000	414,160	
															300	A	1.595	15	1.00	1	1.00	1	1.00	1	1.00	V7	2.00	40,800	1.000	65,080	
															400	F	300	15	1.00	1	1.00	1	1.00	1	1.00	V7	2.00	420	1.000	126,000	
3514	59-62-0	14 PRINCE VALLEY WAYRES	10	90					1.84	937,100	937,100		\$304,700	1,241,800	100	A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	V15	3.60	961,920	1.000	745,490	
															300	A	1.065	15	1.00	1	1.00	1	1.00	1	1.00	V15	3.60	73,440	1.000	78,210	
															400	F	150	15	1.00	1	1.00	1	1.00	1	1.00	V15	3.60	756	1.000	113,400	
3465	59-9-0	14 COOPER RDRES	10	10					2.18	387,500	387,500		\$594,100	981,600	100	A	0.775	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	387,440	1.000	300,270	
															300	A	1.405	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	29,580	1.000	41,560	
															400	F	150	15	1.00	1	1.00	1	1.00	1	1.00	R07	1.45	305	1.000	45,680	
Total Land		\$42,083,100		Total Acres		433																									
Total Improvements		\$23,294,200																													
Total Proposed		\$65,377,300																													

RECEIVED & RECORDED
Nov 5 3 08 PM '93
TRURO COUNTY RECORDS



FOR REGISTRY USE

KRISTEN FRAZIER
SEE UNRECORDED PLAN FOR
GRACE A. FLETCHER
BY JOHN R. DYER
NOVEMBER, 1953

LOT 5
SEE PLAN BK 439,
PG. 43
JOSEPH C.
O'BRIEN

EASEMENT
SEE BK. 2208, PG. 335

LOT 2
A=
67,120 SQ. FT. ± UPLAND
22,800 BEACH
89,920 SQ. FT. ± TOTAL
= 2.06 AC. ±

LOT 1
A=
34,000 SQ. FT. ±
= 0.780 AC. ±

SEE PLAN FOR
BETTY LUNDQUIST
PLAN BOOK 379, PAGE 50

LOT 3
A=
37,760 SQ. FT. ± UPLAND
5,510 BEACH
43,270 SQ. FT. ± TOTAL
= 0.99 AC. ±

LOT 4
A=
187,870 SQ. FT. ± UPLAND = 4.31 AC. ±
33,200 BEACH = 0.76
221,150 SQ. FT. ± TOTAL = 5.07 AC. ±

LOT 6
(NOT A
BUILDABLE LOT)
A=8,542 SQ. FT. ±
=0.196 AC.

LOT 5
A=
59,033 SQ. FT. ± UPLAND
670 LOWLAND
59,703 SQ. FT. ± TOTAL
= 1.370 AC. ±

CAPE COD BAY

BEACH

GRASS

PRIVATE WAY 40 FT. WIDE
BRITTON HILL ROAD

PRIVATE WAY 40 FT. WIDE

THORNLEY MEADOW RD.

TOWN WAY

TOWN WAY
40' WIDE

BENSON ROAD

UNDEVELOPED

I HEREBY CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS IN PREPARING THIS PLAN.
Michael F. Dyer DATE: 8/19/93
REGISTERED LAND SURVEYOR

PCL 3
SEE PLAN BK 107, PG. 87

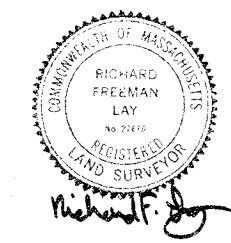
SYLVIA M. CLARK
REVOKABLE TRUST

PETER & MARION DIKEMAN

WILLIE J. & GLORIA J. CATER

CONDITIONAL APPROVAL:
APPROVED UNDER THE CONDITIONS
THAT THE ROADS CREATED BY THIS
PLAN SERVE ONLY THE LOTS SHOWN
ON THIS PLAN, AND THAT THERE BE
NO FURTHER SUBDIVISION WITHOUT
APPROVAL OF THE PLANNING BOARD

James J. Chubb
Christy Ann Brown
Paul Kiernan
Robert M. Kaufman



■ DENOTES DRILL HOLE IN CONCRETE
BOUND FOUND UNLESS OTHERWISE
NOTED

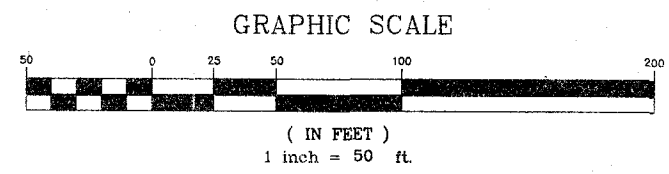
EDGE OF UPLAND DELINEATED BY
CARR RESEARCH LABORATORY,
ENVIRONMENTAL SCIENCE AND
RESOURCE MANAGEMENT, 17 WABAN
ST., WELLESLEY, MA 02181.

LOCATION OF EDGE OF UPLAND BY
SLADE ASSOCIATES, INC.

SUBDIVISION
PLAN OF LAND IN TRURO
MADE FOR
JOHN M. THORNLEY ET ALI

SCALE: 1" = 50'
SLADE ASSOCIATES, INC.,
RTE. 6 @ PINE POINT RD.,

AUGUST, 1993
REG. LAND SURVEYORS
WELLFLEET, MA 02667



FOR THE TRURO PLANNING BOARD
DATE: 11/3/93
SEE COVENANT TO BE RECORDED HEREWITH