

Key: 1003

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 956

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KOSSE ERIC PO BOX 912 NO TRURO, MA 02652		36-115-0		11 POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KOSSE ERIC		03/20/2020	QS	555,000	32773-82
EMMERLING JONATHAN A & JAMES MOFFITT, TRUSTEE		05/02/2014	QS	409,000	28123-242
		03/27/2014	A		28053-177

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	%
06-265	11/09/2006	90	BP NVC	4,000	05/04/2007	JH	100	100

LAND

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	R05	1.30		362,800
300	A	0.005	11	1.00	1	1.00	1	1.00	R05	1.30		180

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	363,000	315,600
Inf1	NO ADJ		BUILDING	329,800	284,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	692,800	600,400

DETACHED

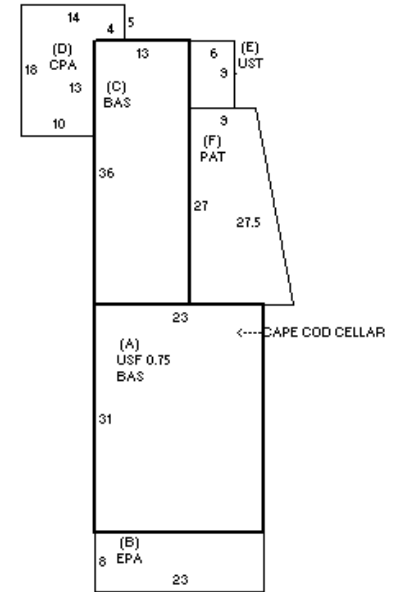
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	06/11/2015
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2015	FC
MODEL	1		RESIDENTIAL	LIST	5/10/2017	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1860	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,716	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$349	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	3	\$2,100		FUEL SOURCE	1	OIL	1.00
UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,181	1860	340.81	402,502
A	USF	L	UP-STRY FIN	535	1860	268.25	143,515
B	EPA	N	ENCL PORCH	184		147.84	27,203
D	CPA	N	CARPORT	200		62.55	12,509
E	UST	N	UTILITY STORAGE	54		121.63	6,568
F	PAT	N	PATIO	311		16.69	5,190
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	599,588
CONDITION ELEM	CD
EFF.YR/AGE	1968 / 54
COND	45 45 %
FUNC	0
ECON	0
DEPR	45 % GD 55
RCNLD	\$329,800