

Key: 1013

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 966

LEGAL

LAND

DETACHED


BUILDING

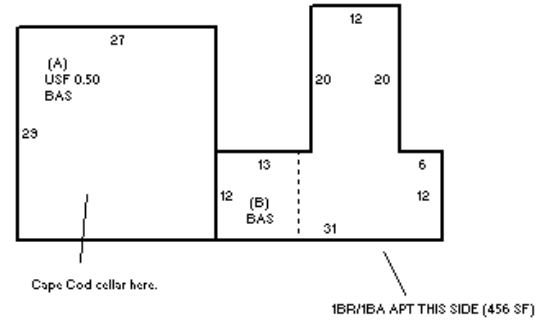
CURRENT OWNER				PARCEL ID				LOCATION			
THRASHER PETER H & GORN ERICA E PO BOX 18 NO TRURO, MA 02652-0018				36-126-0				48 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THRASHER PETER H & KING MARY A/K/A NUNES MAR				04/27/1998	99	129,000	11381-293				
				12/18/1942	99		598-490				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-146	03/21/2022	80	SOLAR TAXABL	38,000	06/10/2022	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
16-036	03/08/2016	3	REPAIR/REMOD	40,000	01/04/2017	LG	100	100
08-164	09/05/2008	90	BP NVC	1,800	05/04/2009	JH	100	100
07-263	11/16/2007	90	BP NVC	3,000	05/12/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.690	11	1.00	1	1.00	1	1.00	R04	1.15		309,630

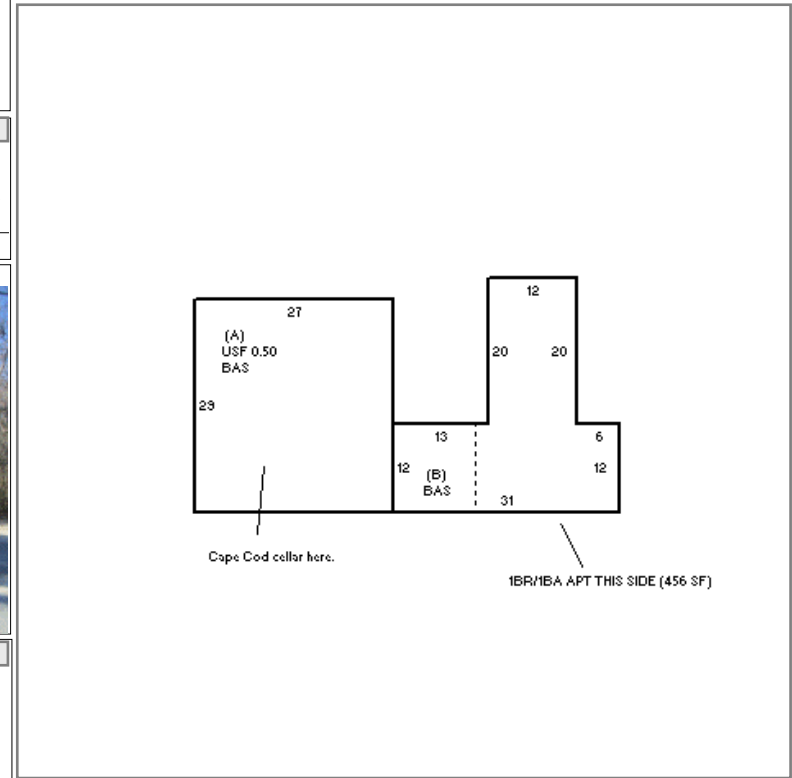
TOTAL	30,056 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	WORKSHOP BLDG HAS WOODSTOVE.			LAND	309,600	269,200
Inf1	NO ADJ		BUILDING	389,000	335,100			
Inf2	NO ADJ		DETACHED	7,500	7,100			
					OTHER	144,800	124,600	
					TOTAL	850,900	736,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/09/2022
WSH	A	1.00	F 0.60	18*22	396	31.40	7,500		



BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/9/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 Sec A (original) building in 1796 per owner 2/9/2022. 1 BR in Sec B apt, 3 BR in Sec A USF.



YEAR BLT	1880	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	580,611		
NET AREA	1,787	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,395	1880	323.23	450,903	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.064	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	392	1880	258.23	101,226				
				ROOF SHAPE	1	GABLE	1.00		KIT	O	XTRA KITCHEN	1		17,815.40	17,815				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	2		3,233.60	6,467				
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1978 / 44
																		COND	33 33 %
																		FUNC	0
																		ECON	0
																		DEPR	33 % GD 67
																		RCNLD	\$389,000

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CURRENT OWNER		PARCEL ID		LOCATION	
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

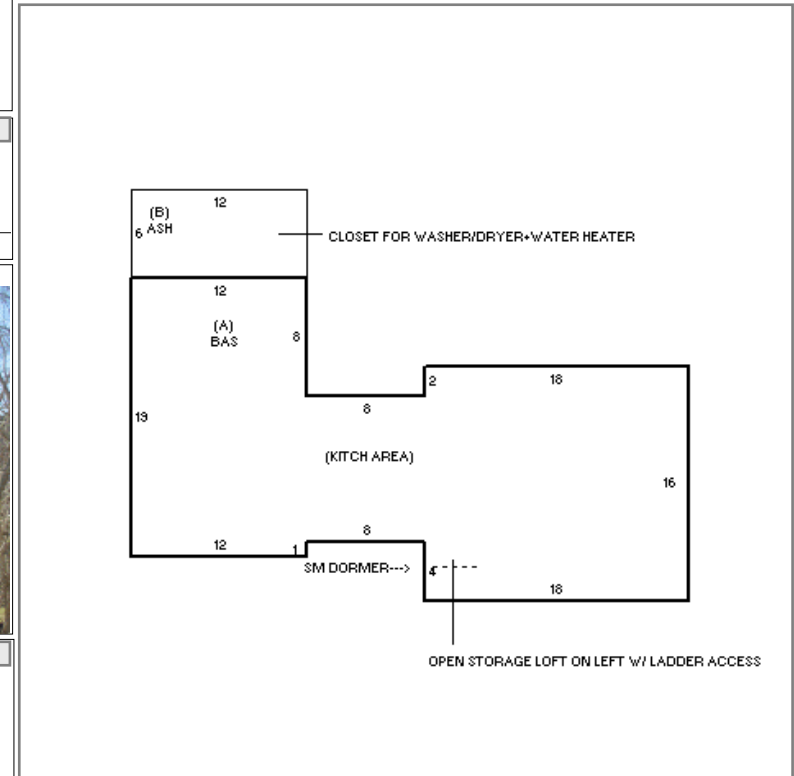
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	144,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/9/2022	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS FRIDGE+KITCH SINK BUT NO STOVE

YEAR BLT	2005	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	174,488
NET AREA	596	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	596	2005	283.34	168,873	CONDITION ELEM CD	
\$NLA(RCN)	\$293	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	B	ASH	N	ATT SHED	72		39.09	2,814		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		3	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES		4	\$2,800	FUEL SOURCE	2	GAS	1.00										
UNITS		1	1.00														
EFF.YR/AGE		2005 / 17															
COND	17		17 %														
FUNC	0																
ECON	0																
DEPR	17		% GD 83														
RCNLD			\$144,800														