

Key: 1028

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 980

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIS ANNIE L REAL EST TR				36-142-0				41 SHORE RD			
TRS: JO FRANCIS JOHNSON				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 1167				FRANCIS ANNIE L REAL EST				12/28/2000	99	8806-319+	
TRURO, MA 02666-1167				FRANCIS ANNIE L REAL EST				03/14/1995	99	8806-319+	
FRANCIS ANNIE L REAL EST				FRANCIS ANNIE L REAL EST				09/30/1993	99	8806-319	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-411X	12/16/2019	90	BP NVC	4,800	01/31/2020	LG	100	100
19-287X	09/23/2019	4	REHAB	3,850	11/01/2019	LG	100	100
14-135	06/17/2014	90	BP NVC	4,000			100	100
13-136	06/04/2013	90	BP NVC	2,000	10/17/2013	FC	100	100

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	R04	1.15		320,940
300	A	0.145	11	1.00	1	1.00	1	1.00	R04	1.15		4,590

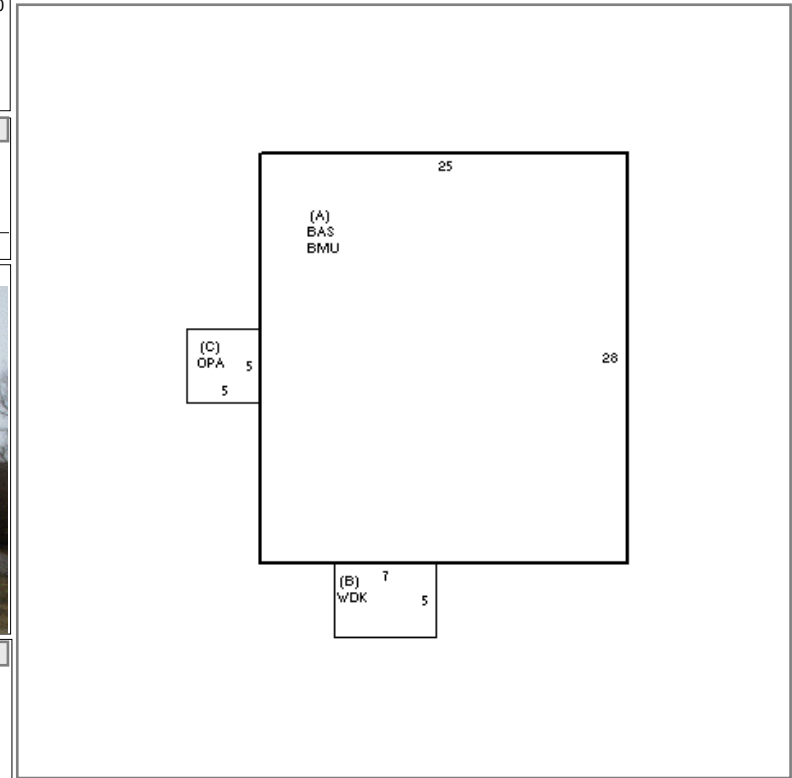
TOTAL	40,075 SF	ZONING	GTC	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE PTD TO RIGHT OF BLDG#2.				LAND	325,500	283,000
Inf1	NO ADJ		BUILDING	145,400	125,900			
Inf2	NO ADJ		DETACHED	1,200	1,100			
						OTHER	146,700	128,700
						TOTAL	618,800	538,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X10		80	16.47	1,000
PTD	A	1.00	A 0.75 10*12		120	2.30	200



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/7/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	296,711
NET AREA	700	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	700		82.32	57,624		
\$NLA(RCN)	\$424	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	700	1950	328.42	229,895		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	35		94.22	3,298		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	25		151.80	3,795		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



TOTAL RCN		296,711	
CONDITION ELEM	CD		
EFF.YR/AGE	1962 / 60		
COND	51 51 %		
FUNC	0		
ECON	0		
DEPR	51 % GD	49	
RCNLD		\$145,400	

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TRS: JO FRANCIS JOHNSON		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 1167						
TRURO, MA 02666-1167						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

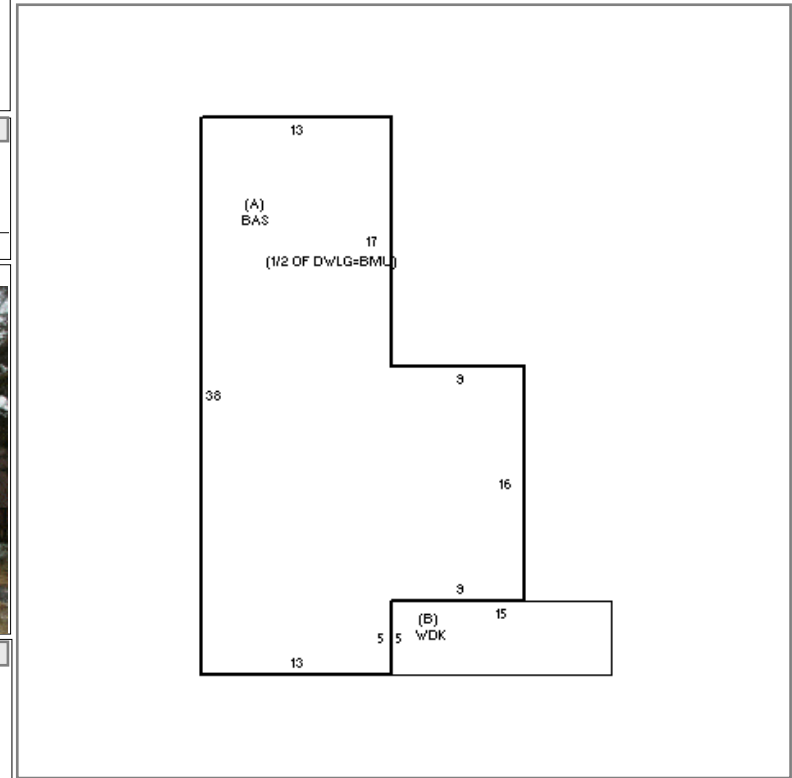
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	146,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/7/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/7/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Marked as Unit B. Rinnai heater.

INDING

YEAR BLT	1940	SIZE ADJ	1.060
NET AREA	638	DETAIL ADJ	1.000
\$NLA(RCN)	\$383	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	0	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	638	1940	321.98	205,424
B	WDK	N	ATT WOOD DECK	75		82.82	6,212
	BMU	N	BSMT UNFINISHED	319		86.59	27,623
	MST	O	MASONRY STACK	1		3,189.50	3,190
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	244,547
CONDITION ELEM	CD
EFF.YR/AGE	1972 / 50
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$146,700