

Key: 1063

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.021

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KEENAN TRURO PROPERTY TRUST TRS: HAROLD F KEENAN III PO BOX 193 NO TRURO, MA 02652				36-177-0				53 HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KEENAN TRURO PROPERTY TRU				11/01/2021	F	100	34623-132					
KEENAN HAROLD FRANCIS III				03/11/2008	99		22742-191					
KEENAN HAROLD FRANCIS III				08/07/2007	QS	449,000	22248-224					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.460	16	1.00	1	576,160	1.44	1	1.00	SR2	1.60	380,320

TOTAL	20,038 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	380,300	330,700
Inf1	NO ADJ		BUILDING	357,600	308,600			
Inf2	NO ADJ		DETACHED	600	600			
						OTHER	0	0
						<b>TOTAL</b>	<b>738,500</b>	<b>639,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 CIRCLE 15' D		177	2.30	300
PTD	A	1.00	A 0.75 CIRCLE 14' D		154	2.30	300



BLDG COMMENTS  
Last List 09/26/07 Lower Level Finished data estimated pending Assess. access.

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/22/2015	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,256	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,128	1959	199.48	225,017
\$NLA(RCN)	\$273	OVERALL	1.020	EXT. COVER	6	SHAKES.	1.00	A	BAS	L	BAS AREA	1,128	1959	308.28	347,742
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	388		51.85	20,116
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N	PATIO	636		13.32	8,472
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	O	FPL 1S 10P	1		10,994.40	10,994
				INT. FINISH	2	DRYWALL	1.00	ODS	O	O	OUT DOOR SHOWER			0.00	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	616,542
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$357,600

