

Key: 1066

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.024

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DECKER WILLIAM V PO BOX 275 NORTH TRURO, MA 02652				36-180-0				26 HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DECKER WILLIAM V				09/12/2018	QS	485,000	31522-269					
PETERS DIANNE E REVOC TRU				09/06/2013	A		27674-51					
PETERS DIANNE E				08/19/2002	99		15489-258					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.320 16	1.00	1	1.00	1	1.00	1.00	SR2	1.60		340,500

LAND

TOTAL	13,939 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE PTD IN LEFT REAR OF SFR.	LAND			340,500	296,100	
Inf1	NO ADJ		BUILDING			327,100	277,600	
Inf2	NO ADJ		DETACHED			17,800	16,900	
			OTHER			0	0	
TOTAL						685,400	590,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 A	0.75 14*14		196	2.30	300
DGF	A	1.00 A	0.75 24*24		576	22.58	9,800
SPV	A	1.00 A	0.75 16*32	1988	512	19.94	7,700



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2015	FC
MODEL	1		RESIDENTIAL	LIST	9/9/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.030
NET AREA	1,360	DETAIL ADJ	1.000
\$NLA(RCN)	\$354	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1.5	1.00
FIXTURES		5	\$3,500
UNITS		1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,072	1900	328.51	352,165
+	USF	L	UP-STRY FIN	288	1900	259.88	74,844
+	WDK	N	ATT WOOD DECK	240		58.50	14,040
E	BMU	N	BSMT UNFINISHED	376		88.35	33,218
	MST	O	MASONRY STACK	1		3,254.20	3,254

TOTAL RCN	481,021	
CONDITION ELEM	CD	
EFF.YR/AGE	1980 / 42	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD	\$327,100	

