

Key: 1098

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.062

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
RODERICK JANICE M PO BOX 42 NO TRURO, MA 02652				36-214-0				5 AMANDA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RODERICK JANICE M				04/14/2015	F		28799-218				
WANAT JANICE M				01/16/1996	P	58,000	10014-067				

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	%
FY2018		35	RES EXEMPT		10/01/2017			0
SM18-9		50	SPLIT SUB		05/10/2017	CF		0
08-180	09/22/2008	6	SHED	4,500	05/04/2009	JH	100	100
95-154	12/08/1995	1	SINGLE FAM R	100,000	06/01/1997		100	100

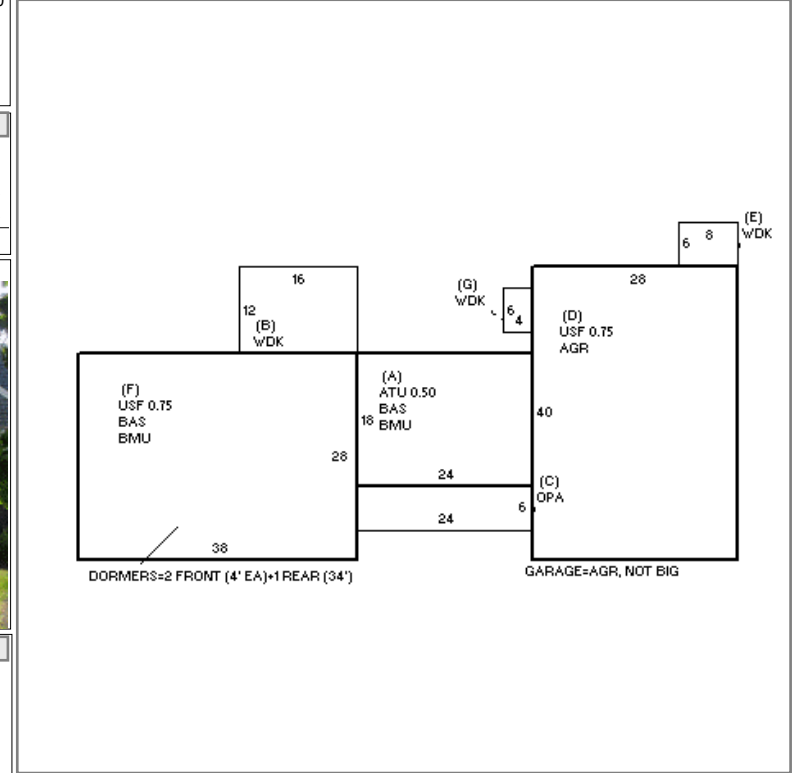
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	360,100	1.00	1	1.00	R03	1.00	279,080
300	A	0.047	11	1.00	1	27,500	1.00	1	1.00	R03	1.00	1,290

TOTAL	35,813 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E FY05 ACREAGE CHANGE PER 2003 REDIV BUT CANNOT COMBINE W/PCL 227 PER PLAN BECAUSE TITLE NOT SAME. FY10 NBHD 3 TO 4.	LAND	280,400	243,800			
Infl1	NO ADJ		BUILDING	998,700	821,300			
Infl2	NO ADJ		DETACHED	2,200	2,100			
			OTHER	0	0			
TOTAL			TOTAL	1,281,300	1,067,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75		192	15.54	2,200



BLDG COMMENTS
FY08 BLDG CHGS PER PLANS. FY10 BLDG CHGS PER 5/09 MEAS.



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2017	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,134	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,496		81.18	121,444
\$NLA(RCN)	\$431	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,496	1996	375.90	562,339
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	UNFIN ATTIC	216		102.61	22,164
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	264		68.28	18,025
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	144		98.45	14,178
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATTACHED GARAGE	1,120		111.48	124,862
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UP-STRY FIN	1,638	1996	277.40	454,375
FIXTURES	8	\$5,600		FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		26,587.80	26,588
UNITS	0	1.00													

TOTAL RCN	1,349,574
CONDITION ELEM	CD
EFF.YR/AGE	1996 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$998,700