

Key: 1220

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.206

LEGAL

LAND

DETACHED

BUILDING

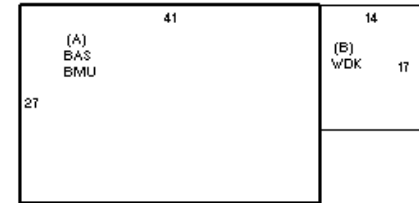
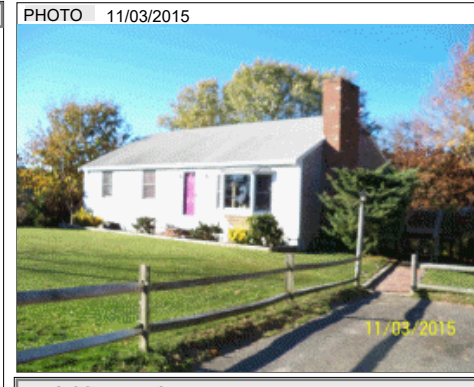
CURRENT OWNER				PARCEL ID				LOCATION			
THOMAS PRADA LIVING TRUST TRS: ERNEST THOMAS PRADA PO BOX 236 NO TRURO, MA 02652				39-92-0				11 PRIEST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THOMAS PRADA LIVING TRUST PRADA ERNEST THOMAS				12/15/2022 02/17/1966	F 99			1 35544-248 1326-1177			

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 04-100	06/22/2004	35 6	RES EXEMPT SHED	2,000	10/01/2017 05/13/2005	WL	100	0 100

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	R03	1.00		279,080
300	A	0.235	11	1.00	1	1.00	1	1.00	R03	1.00		6,460

TOTAL	1.010 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE			LAND	285,500	248,300	
Inf1	NO ADJ		BUILDING	306,900	264,200			
Inf2	NO ADJ		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	593,800	513,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*12	2004	120	16.01	1,400



BSMT HAS 1 RM w/ DOOR BUT MINIMAL FINISH PER 11/3/15 LIST \$0 VALUED AS BMU

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/3/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1966	SIZE ADJ	1.040
NET AREA	1,107	DETAIL ADJ	1.000
\$NLA(RCN)	\$420	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,107		73.20	81,027
EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	1,107	1966	322.22	356,703
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	238		57.38	13,656
ROOF COVER	1	ASPHALT SHINGLE	1.00	F11	O		FPL 1S 1OP	1		11,491.60	11,492
FLOOR COVER	3	W/W CARPET	1.00	ODS	O		OUT DOOR SHOWER	1		0.00	
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	464,977	
CONDITION ELEM	CD	
EFF.YR/AGE	1977 / 45	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$306,900	