

Key: 1226

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.213

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ATHENA REALTY TRUST TRS: HENNESSEY PATRICIA A 21 WORMWOOD ST APT 425 BOSTON, MA 02210		39-98-0		1 AVOCET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ATHENA REALTY TRUST		11/18/2003	99	17937-90	
HENNESSEY PATRICIA A		12/12/2002	99	16066-147	
ATHENA REALTY TR		04/02/1999	QS	105,000	12175-162

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	%
99-212	11/01/1999	1	SINGLE FAM R	237,000	01/01/2001		100	100

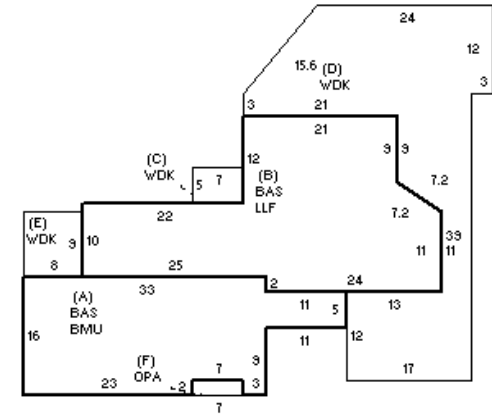
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	828,230	1.00	1	1.00	V8	2.30	641,880
300	A	0.055	11A	1.00	1	63,250	1.00	1	1.00	V8	2.30	3,480

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	645,400	561,100
Inf1	NO ADJ		BUILDING	822,600	681,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,468,000	1,242,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2016	FC
MODEL	1		RESIDENTIAL	LIST	7/6/2012	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,054,653		
NET AREA	2,161	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	569		123.51	70,279	CONDITION ELEM	CD		
\$NLA(RCN)	\$488	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,365	2000	454.78	620,770				
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	796	2000	308.84	245,841				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	914		68.15	62,293				
				FLOOR COVER	1	HARDWOOD	1.00	F	OPA	N	OPEN PORCH	14		212.33	2,973				
				INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	2		22,748.80	45,498				
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	O	OUT DOOR SHOWER			0.00					
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2000 / 22
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$822,600