

Key: 1234

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.221

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NOONS DONALD W ESTATE OF PO BOX 23 NO TRURO, MA 02652-0023				39-107-0				2 SAND PIT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOONS DONALD W ESTATE OF				02/08/2007	99	279-034+					
NOONS DONALD W				06/13/1979	99	279-034+					
NOONS JOHN F (HEIR OF JOA				04/20/1905	99	279-034+					

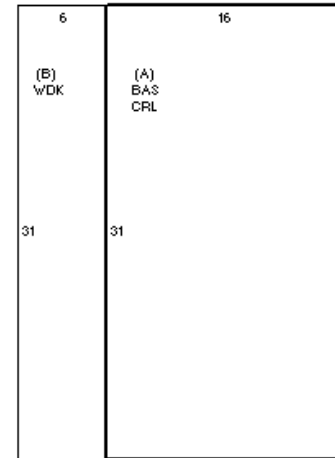
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4100	100	SAND/GRAVEL				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-SS16	01/01/2007	50	SPLIT SUB				100	100
05-SS21	12/31/2005	50	SPLIT SUB				100	100
87-178	10/21/1987	3	REPAIR/REMOD	5,000	12/31/1987		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	33,750	RT6	1.00	1	1.00	1	1.00	278,136	1.00	80	0.80	C01	0.90		215,540
303	A	37,955	RT6	1.00	1	1.00	1	1.00	11,790	1.00	50	0.50	C01	0.90		447,490

DETACHED

TOTAL	38.730 Acres	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	NOTE	LAND	663,000	644,800			
Infl1	NO ADJ		BUILDING	75,800	74,400			
Infl2	NO ADJ		DETACHED	2,300	2,100			
			OTHER	173,800	171,000			
			TOTAL	914,900	892,300			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	G	1.18 A-	0.70 8X12		96	18.93	1,300
SHM	A	1.00 A	0.75 8X10		80	16.05	1,000



BLDG COMMENTS		
MEASURE	11/3/2011	DF
LIST	11/3/2011	DF
REVIEW	11/10/2010	DF
JOHN NOONS INC		

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	5		CIM	LIST	11/3/2011	DF
STYLE	20	1.95	OFFICE BUILDING [100%]	REVIEW	11/10/2010	DF
QUALITY	L	0.83	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.750	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	496	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	496		16.10	7,986
\$NLA(RCN)	\$318	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	496	1980	275.16	136,480
				ROOF STRUCTURE	1	GABLE	1.00	B	WDK	N	WOOD DECK	186		72.35	13,458
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOORING	3	WW/ CARPET	1.00								
				INT FINISH	2	DRYWALL	1.02								
				H.V.A.C.	5	ELECTRIC	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	157,924
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$75,800

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4100	100	SAND/GRAVEL				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

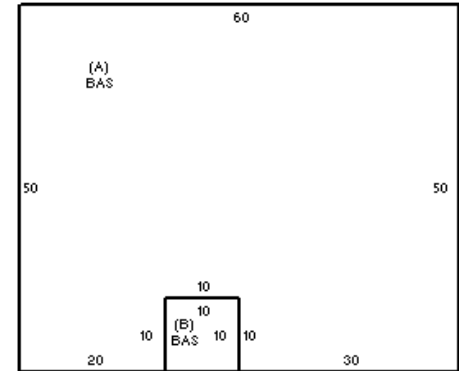
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER	173,800	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PLEASANT VIEW AUTO BODY

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2011	DF
MODEL	5		CIM	LIST	11/3/2011	EST
STYLE	52	1.91	SERVICE GARAGE [97%]	REVIEW	11/10/2011	DF
QUALITY	L	0.83	LOW COST [100%]			
FRAME	4	1.00	METAL FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	404,091		
NET AREA	3,000	DETAIL ADJ	1.734	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,900	1985	134.70	390,621	CONDITION ELEM CD			
\$NLA(RCN)	\$135	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	B	BAS	L	BASE AREA	100	1985	134.70	13,470				
CAPACITY		UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00												
STORIES		1	1.00	ROOF COVER	10	METAL	0.98												
% HEATED		100	1.00	FLOORING	9	CONCRETE	0.95												
% A/C		0	1.00	INT FINISH	6	MINIMUM	0.95												
% SPRINKLERS		0	1.00	H.V.A.C.	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				COMPLEX	0		1.00												
																EFF.YR/AGE	1985 / 37		
																COND	57 57 %		
																FUNC	0		
																ECON	0		
																DEPR	57	% GD	43
																RCNLD	\$173,800		