

Key: 1258

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.246

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
VIRGINIA L SOUZA FAM REVOC TR				39-133-0				28 SHORE RD			
TRS: VIRGINIA L SOUZA ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 246				VIRGINIA L SOUZA FAM REVO				01/24/2020	F	10	32645-1
NO TRURO, MA 02652				SOUZA VIRGINIA L				03/12/2018	F	1	31130-171
				SOUZA MANUEL J & VIRGINIA				09/10/1973	99		1930-138

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 0

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.640	11	1.00	1	414,115	1.14	1	1.00	R04	1.15	302,510

TOTAL	27,878 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	2ND FLR OF GUL IS UNFIN & SHF=N/V PER 11/5/15			LAND	302,500	263,000
Inf1	NO ADJ		LAND	339,000	292,400			
Inf2	NO ADJ		DETACHED	29,900	28,600			
			OTHER	0	0			
			TOTAL	671,400	584,000			

DETACHED

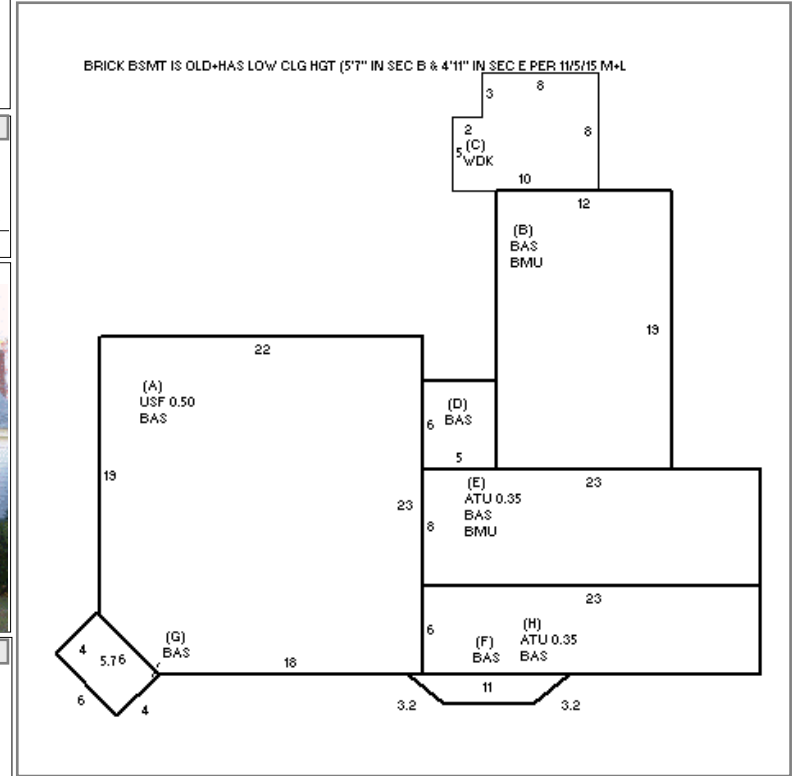
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	A 0.75 22*38		836	47.10	29,500
WDK	A	1.00	A 0.75 6*8		48	11.00	400
SHF	SV	1.00	SV 1.00 6*7			0.00	



BLDG COMMENTS  
2 BR'S ON 1ST FLR (1 ONLY 9X13) & 2 BR'S ON 2ND FLR PER 11/5/15 LIST.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/5/2015	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.030
NET AREA	1,368	DETAIL ADJ	1.000
\$NLA(RCN)	\$427	OVERALL	1.220
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
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	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,119	1850	381.70	427,122
+	USF	L	UP-STRY FIN	249	1850	301.95	75,186
+	BMU	N	BSMT UNFINISHED	412		102.65	42,292
C	WDK	N	ATT WOOD DECK	74		98.19	7,266
+	ATU	N	UNFIN ATTIC	113		102.66	11,601
	F21	O	FPL 2S 1OP	1		18,906.80	18,907

TOTAL RCN	584,474
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$339,000