

Key: 1276

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.274

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KMM REALTY TRUST TRS: MICHAEL R. SILVA PO BOX 534 NO TRURO, MA 02652				39-151-0				10 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KMM REALTY TRUST SILVA ALFRED J & DORIS C				06/15/2020	A	10 32987-204		717-132			
04/01/1949				99							

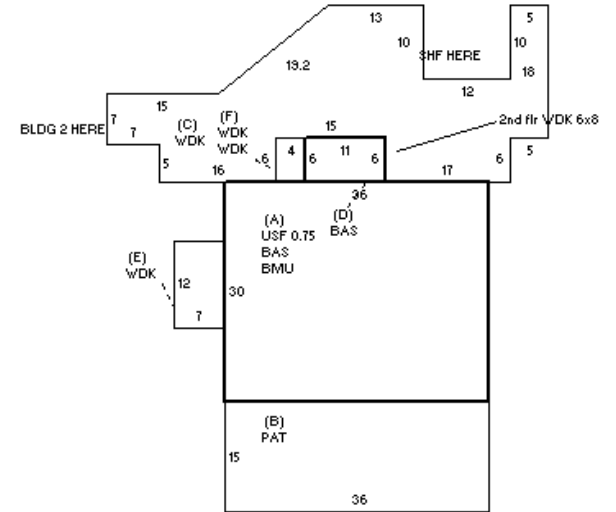
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC 19-344X	05/17/2023	30	CHECK DATA		07/28/2022	LG	100 100
16-177	10/23/2019	4	REHAB	5,000	01/22/2020	LG	100 100
	07/28/2016	3	REPAIR/REMOD	15,000	07/18/2018	LG	100 100
	08/05/2009	30	CHECK DATA		11/15/2013	FC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.470	11	1.00	1	1.00	1	1.00	R04	1.15		275,170

DETACHED

TOTAL	20,473 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	275,200	239,300
Inf1	NO ADJ		BUILDING	465,500	399,300			
Inf2	NO ADJ		DETACHED	900	800			
			OTHER	113,300	99,100			
						TOTAL	854,900	738,500



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/28/2022
SHF	L	0.83 F	0.60 9*12		108	13.29	900		

BLDG COMMENTS: PER HEALTH AGT SEPT 28, 2005, BLDG 1 HAS 2 APTS.

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/5/2017	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	727,371
NET AREA	1,956	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		74.15	80,082	CONDITION ELEM	CD
\$NLA(RCN)	\$372	OVERALL	1.064	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	810	1952	251.74	203,910		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PATIO	540		14.11	7,617		
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,027		48.44	49,747		
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,146	1952	326.43	374,087		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	48			93.65	4,495		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	MST	O	MASONRY STACK	1			3,233.60	3,234		
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	2	.95															

EFF.YR/AGE	1975 / 47
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$465,500

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LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

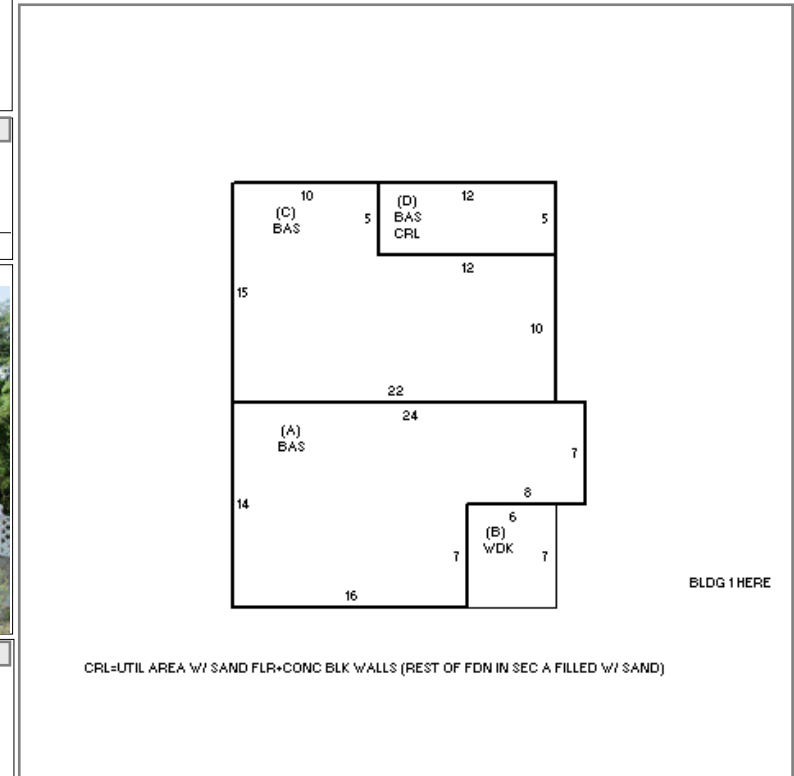
LAND

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	113,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/4/2015	FC
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
9/26/2005 TWO BEDROOMS PER HEALTH AGENT INSPECTION.

YEAR BLT	1900	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	188,765
NET AREA	610	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	610	1900	296.22	180,696	CONDITION ELEM	CD
\$NLA(RCN)	\$309	OVERALL	0.920	EXT. COVER	6	SHAKES.	1.00	B	WDK	N	ATT WOOD DECK	42		84.98	3,569		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	D	CRL	N	CRAWL SPACE	60		40.00	2,400		
STORIES(FAR)	1		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3		1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	2		1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	1		1.00														
																EFF.YR/AGE	1972 / 50
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$113,300