

Key: 1316

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.322

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PEREZ TITO DIAZ PO BOX 1132 NO TRURO, MA 02652				39-195-0				6 SO HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PEREZ TITO DIAZ				12/01/2022	QS	750,000	35515-196					
KEENAN CHRISTINE				11/08/2018	QS	400,000	31652-168					
ALVES RICHARD K				02/26/2016	QS	380,000	29473-278					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.500	12	1.00	1	360,100	1.35	1	1.00	R04	1.00	243,860

LAND

TOTAL	21,780 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE			LAND	243,900	212,000	
Inf1	NO ADJ		BUILDING	325,800	276,400			
Inf2	NO ADJ		DETACHED	100	100			
			OTHER	0	0			
TOTAL						569,800	488,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A- 0.70 6*7		42	2.30	100



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/11/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/26/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	5/17/2002	RS
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1962	SIZE ADJ	1.040
NET AREA	1,100	DETAIL ADJ	1.000
\$NLA(RCN)	\$423	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		6	1.00
BEDROOMS		3	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	99	N/A	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,100		73.20	80,515
A	BAS	L	BAS AREA	1,100	1962	322.22	354,447
B	EPA	N	ENCL PORCH	100		169.21	16,921
	F11	O	FPL 1S 1OP	1		11,491.60	11,492
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	465,474
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$325,800

