Key: 1385

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.396

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORDON JAY A & WOLHARDT ALINA PO BOX 424 NO TRURO, MA 02652	39-266-0	11 DANIEL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORDON JAY A & WOLHARDT A	10/23/2020	QS	880,000	33394-75
ADAMS MARILYN A & JOHN B	11/22/1989	G	69,300	6964-293

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	%
06-173	08/02/2006	70	POOL	35,000	05/08/2007	JH	100	100
06-141	06/28/2006	90	BP NVC	5,000	05/08/2007	JH	100	100
02-241	11/22/2002	2	ADDITION	150,000	04/28/2004	BTT	100	100
98-073	03/01/1998	6	SHED	1,000	01/01/1999		100	100
92-159	12/24/1992	1	SINGLE FAM R	100,000	06/28/1993		100	100

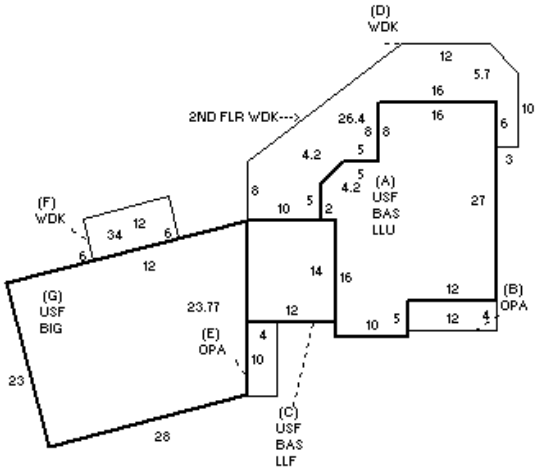
LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	378,105	1.00	1	1.00	V1	1.05			293,030
300	A	1.095	12	1.00	1	1.00	1	1.00	28,875	1.00	1	1.00	V1	1.05			31,620

TOTAL	1.870 Acres	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	PTD@1120SF=POOL PATIO. FY10 VIEW CHNG PER REVIEW. FY11 VW CHG=OBSTRUCTED PEEKS.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	324,700	282,300
BUILDING	880,200	728,500
DETACHED	33,300	31,700
OTHER	0	0
TOTAL	**1,238,200**	**1,042,500**

GOOD QUAL CONSTRUCTION+ARCHITECTURE PER 8/03 MEAS



SKETCH OVERLAP DUE TO ANGLES

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	12*14	1998	168	15.54	2,000
PTD	G	1.18	A	0.75	12*12		144	2.71	300
SPC	G	1.18	A	0.75	20*40	2006	800	43.81	26,300
PTD	G	1.18	A	0.75		2006	1,120	2.71	2,300
HTB	G	1.18	A	0.75			1	3,221.87	2,400

PHOTO 03/03/2017

BLDG COMMENTS

USF OVER AGR=FAM RM W/ GAS FP+ OIL FHA HEAT. FY11 CHGS PER 8/09 MEAS.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/3/2017	LG
LIST	8/28/2009	EST
REVIEW	4/5/2021	MR

YEAR BLT	1992	SIZE ADJ	0.995
NET AREA	2,433	DETAIL ADJ	1.000
$NLA(RCN)	$489	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	0	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	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COLD WATER	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	608		225.69	137,222
+	BAS	L	BAS AREA	776	1992	448.82	348,287
+	USF	L	UP-STRY FIN	1,489	1992	331.86	494,134
+	OPA	N	OPEN PORCH	88		132.55	11,664
C	LLF	L	LOWER LEVEL FIN	168	1992	307.50	51,661
+	WDK	N	ATT WOOD DECK	439		71.04	31,187
G	BIG	N	BUILT-IN GARAGE	713		106.87	76,196
	F21	O	FPL 2S 1OP	1		22,231.60	22,232
	GFP	O	GAS FIREPLACE	1		13,339.50	13,340
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,189,421
CONDITION ELEM	CD

EFF.YR/AGE	1996 / 26	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$880,200