

Key: 1394

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.408

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
THERIAULT PHILIP O&ELIZABETH A PO BOX 1094 TRURO, MA 02666-1094		39-275-0		5 KYLE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THERIAULT PHILIP O&ELIZABETH THERIAULT PHILIP O & ELIZ		05/23/2012 03/02/1990	A QS	26355-111 65,000	7081-026

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
FY2018		35	RES EXEMPT		10/01/2017		0 0
12-193	08/16/2012	90	BP NVC	11,550	02/01/2013	FC	100 100
98-056	03/01/1998	6	SHED	800	01/01/1999		100 100
90-131	10/24/1990	1	SINGLE FAM R	131,000	04/26/1991		100 100

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	R04	1.00		279,080
300	A	0.005	12	1.00	1	1.00	1	1.00	R04	1.00		140

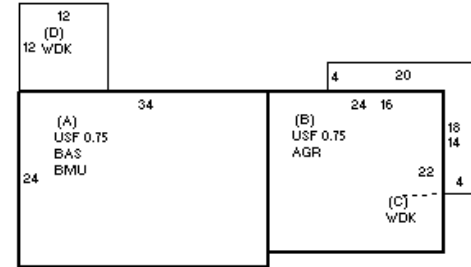
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	279,200	242,800
Infl1	NO ADJ		BUILDING	471,500	400,300			
Infl2	NO ADJ		DETACHED	1,400	1,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>752,100</b>	<b>644,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	A	10*12	1998	120	16.01	1,400



BLDG COMMENTS  
In-law apartment above attached Garage.

IN-LAW APT ABV GARAGE (KITCH WITH OVEN, LR, BR, FULL BATH, ELEC BB HEAT)



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/21/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		77.48	63,225
\$NLA(RCN)	\$369	OVERALL	1.064	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	816	1991	326.43	266,366
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,008	1991	249.14	251,138
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	528		99.33	52,446
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	280		58.13	16,275
				INT. FINISH	2	DRYWALL	1.00		KIT	O	XTRA KITCHEN	1		17,815.40	17,815
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	673,566
CONDITION ELEM	CD
EFF.YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$471,500