

Key: 1399

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.413

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
TARVERS NANCY L (LIFE ESTATE) C/O TARVERS FAMILY TRUST 5/20/ PO BOX 161 NO TRURO, MA 02652		39-280-0		2 ALDRICH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TARVERS FAMILY TRUST 5/20		04/13/2023	A	1 35989-47	
TARVERS NANCY L (LIFE EST)		06/17/2015	F	28945-74	
TARVERS NOMINEE TRUST		10/11/2005	99	10565-327+	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	RT6	0.90	1	1.00				251,170
300	A	0.025	12	1.00	1	1.00	1	1.00	R04	1.00		690

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE INFL1=ABUTS ROUTE 6	LAND	251,900	219,000			
Inf1	ABUTS RTE 6		BUILDING	745,600	641,700			
Inf2	NO ADJ		DETACHED	19,000	18,200			
			OTHER	0	0			
TOTAL				1,016,500	878,900			

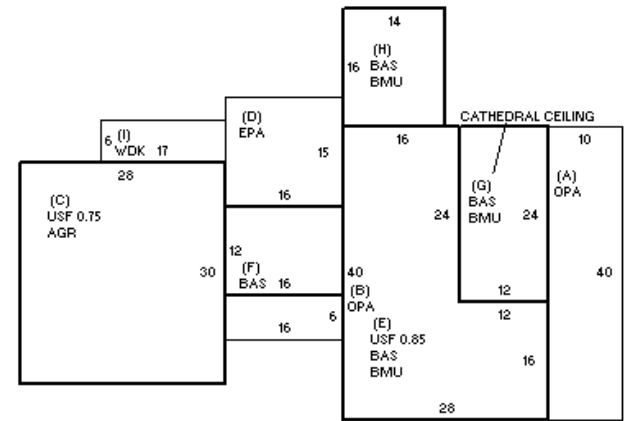
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A	1.00	A 0.75 16*22	1998	352	60.00	15,800
WDK	A	1.00	A 0.75 8*22 ON CBN	1998	176	11.00	1,500
SHF	A	1.00	A 0.75 8*16	1995	128	16.01	1,500
GHP	-	0.90	F 0.60 12*12		144	2.61	200



BLDG COMMENTS
CBN listed 8/31/09; No entry to apt over garage on 8/31/09 and 1/31/17.

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 %
22-067X	02/23/2022	90	BP NVC	3,136	05/13/2022	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
17-057	03/07/2017	80	SOLAR TAXABL	26,460	07/14/2017	LG	100 100
17-008	01/10/2017	80	SOLAR TAXABL	12,284	07/14/2017	LG	100 100
16-147X	07/11/2016	10	ALL OTHERS	24,000	01/31/2017	LG	100 100

PER 8/03 M-L: APT OVER GAR HAS KITCH/LR+BR PER OWNER
CABIN HAS LR+BR+KITCH W/ NO STOVE+SPACE HEATER



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2017	LG
MODEL	1		RESIDENTIAL	LIST	1/31/2017	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	1992	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,873	DETAIL ADJ	1.000	FOUNDATION			1.00	+	OPA	N	OPEN PORCH	496		65.40	32,437
\$NLA(RCN)	\$371	OVERALL	1.064	EXT. COVER	1	WOOD SHINGLES	1.00	C	AGR	N	ATTACHED GARAGE	840		92.56	77,754
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,337	1992	239.18	319,785
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	EPA	N	ENCL PORCH	240		130.83	31,398
				FLOOR COVER	2	SOFTWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,344		69.59	93,534
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,536	1992	312.11	479,396
				HEATING/COOLING	2	HOT WATER	1.02	I	WDK	N	ATT WOOD DECK	102		62.99	6,425
				FUEL SOURCE	1	OIL	1.00		KIT	O	XTRA KITCHEN	1		17,374.40	17,374

TOTAL RCN	1,065,103
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$745,600