

Key: 1445

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.456

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
FRANCIS A SILVA LIFE ESTATE & CAROL A SILVA LIFE ESTATE PO BOX 61 NO TRURO, MA 02652				40-20-0				13 SO HIGHLAND RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				FRANCIS A SILVA LIFE ESTA SILVA FRANCIS A & CAROL A				04/14/2020 11/22/1966	A 99		1 32828-280 1352-371	


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	%
18-253	08/09/2018	80	SOLAR TAXABL	23,000	11/19/2018	LG	100	100
FY2018		35	RES EXEMPT		12/04/2017		0	0
00-071	05/01/2000	2	ADDITION	12,000	01/01/2001		100	100
87-101	06/15/1987	7	GARAGE	3,000	12/31/1987		100	100

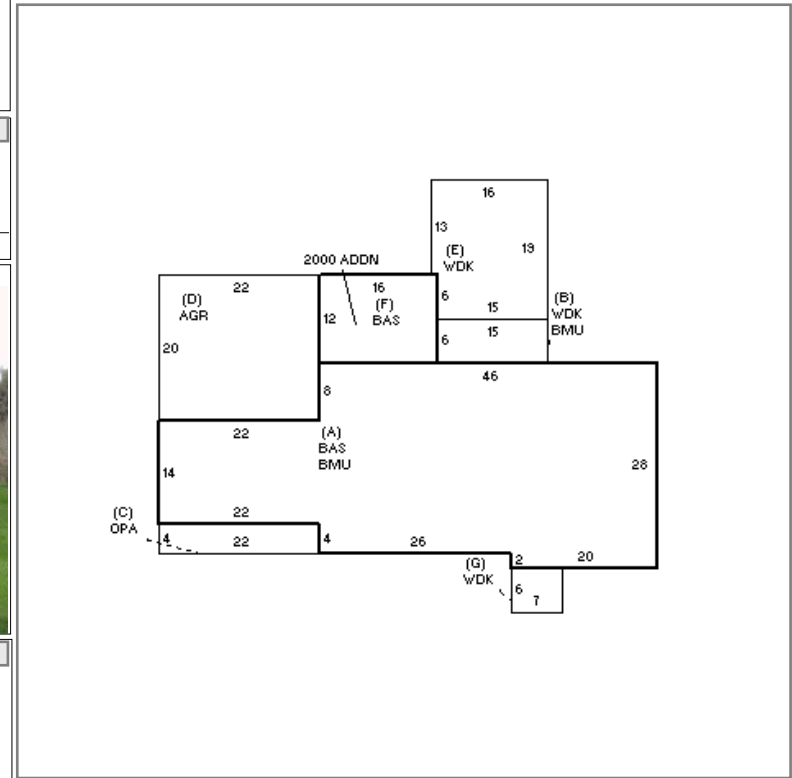
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.568	12	1.00	1	1.00	1	1.00	R04	1.00		253,580

DETACHED

TOTAL	24,740 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 4/14/2020 SF chng per Deed Bk 32828 Pg 280.				LAND	253,600	220,500
Inf1	NO ADJ		BUILDING	485,600	412,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	739,200	632,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/10/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	714,182
NET AREA	1,736	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,634		65.04	106,269		
\$NLA(RCN)	\$411	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,544	1969	305.18	471,203		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	88		93.33	8,213		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	AGR	N	ATTACHED GARAGE	440		100.44	44,193		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	430		50.02	21,509		
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BAS AREA	192	2000	305.18	58,595		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP			0.00			
				FUEL SOURCE	1	OIL	1.00	ODS	O		OUT DOOR SHOWER			0.00			

CONDITION ELEM	CD
EFF.YR/AGE	1979 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$485,600