

Key: 1450

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.462

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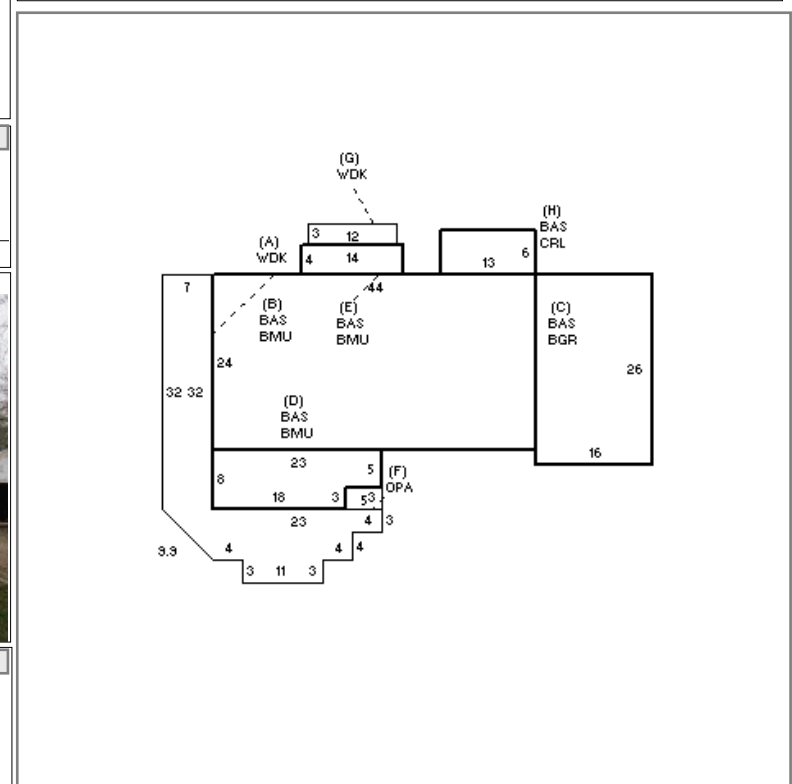
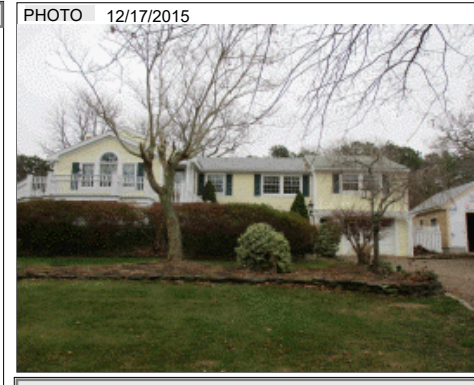
CURRENT OWNER		PARCEL ID	LOCATION			
RORRO FAMILY REV LIVING TRUST TRS: MICHAEL A & NAOMI I PO BOX 66 NO TRURO, MA 02652		40-25-0	23 SO HIGHLAND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
RORRO FAMILY REV LIVING T RORRO MICHAEL A & NAOMI		02/08/2019	F	1	31828-263	
		04/20/1967	99		1363-246	

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 %
18-428	11/29/2018	80	SOLAR TAXABL	26,000	06/20/2019	LG	100 100
18-152X	05/07/2018	6	SHED	3,000	06/20/2019	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
16-090	04/29/2016	90	BP NVC		01/04/2017	LG	100 100
15-237	09/30/2015	7	GARAGE	8,000	11/23/2016	LG	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.530	12	1.00	1	1.00	1	1.00	R04	1.00		248,240

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	DGF COND=90% COMP 1/16. POOL PATIO=IRREG SHAPE PER 9/09 MEAS+LIST.			LAND	248,200	215,800
Inf1	NO ADJ		BUILDING	570,000	462,600			
Inf2	NO ADJ		DETACHED	19,000	18,000			
						OTHER	0	0
						TOTAL	837,200	696,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	A 0.75		512	19.94	7,700
PTD	A	1.00	A 0.75 POOL PATIO		1,152	2.30	2,000
SHF	A	1.00	A 0.75 8*6		48	17.17	600
DGF	A	1.00	G 0.90 16*20	2015	320	25.20	7,300
SHF	A	1.00	A 0.75 4*4		16	17.17	200
SHF	A	1.00	A 0.75 8*12		96	16.47	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/17/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/17/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS HAS 2 INVERTERS FOR MINI-SPLITS.		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1968	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	814,281
NET AREA	1,775	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	463		56.96	26,373	CONDITION ELEM	CD
\$NLA(RCN)	\$459	OVERALL	1.020	EXT. COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,281		78.67	100,778		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,550	1968	347.52	538,657		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BGR	N	SF BSMT GARAGE	416		112.89	46,962		
				FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BAS AREA	169	2000	347.52	58,731		
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BAS AREA	56	1992	347.53	19,462		
				HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	15		166.33	2,495		
				FUEL SOURCE	1	OIL	1.00	H	CRL	N	CRAWL SPACE	78		48.59	3,790		
									F11	O	FPL 1S 1OP	1		12,834.20	12,834		
																EFF.YR/AGE	1990 / 32
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$570,000