Key: 1459

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,471

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARUSO MARK C & AVERY RICHARD S PO BOX 922 N TRURO, MA 02652	40-34-0	2 ALDEN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARUSO MARK C &	09/12/2014	QS	325,000	28377-315
RODRIGUES JOHN PAUL	09/24/2002	QS	300,000	15637-93
TRIPP BEVERLY L	08/15/1997	J		10903-127

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	%
FY2021		35	RES EXEMPT		09/09/2020		0	0
14-267	12/17/2014	3	REPAIR/REMOD	15,000	06/29/2015	FC	100	100
98-001	01/01/1998	2	ADDITION	22,000	01/01/1999		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	12 1.00	1 1.00	1 1.00	360,100	1.21	1 1.00	R04 1.00			256,570

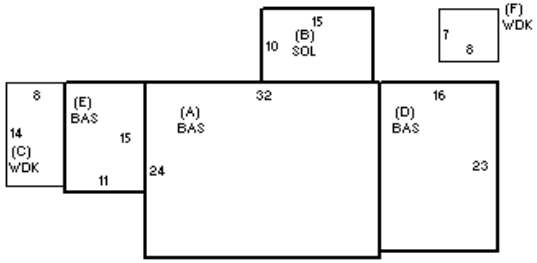
TOTAL	25,700 SF	ZONING	RES	FRNT	0

Nbhd	EAST TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	256,600	223,100
BUILDING	346,100	298,300
DETACHED	600	600
OTHER	0	0
TOTAL	**603,300**	**522,000**

FDN: SEC A=BMU@434 SF+BMF (DEN)@334 SF;SEC D+E=CRAWL; SEC B=PIERS



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	P 0.45	8*10		80	16.47	600

PHOTO 06/16/2015

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/16/2015	FC
LIST	6/29/2015	FC
REVIEW	11/15/2010	MR

BLDG COMMENTS

16X23 SEC=HABITABLE STUDIO (KITCH/LR (NO STOVE)+ BR+FULL BATH). BMF=HEATED AREA (OPEN DEN AREA W/ CARPET+CONC FLR).

YEAR BLT	1966	SIZE ADJ	1.030
NET AREA	1,451	DETAIL ADJ	1.000
$NLA(RCN)	$373	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,301	1966	316.00	411,112
B	SOL	L	SOLARIUM	150	1966	186.38	27,957
+	WDK	N	ATT WOOD DECK	168		59.98	10,077
	BMF	N	BSMT FINISH	334		150.10	50,134
	BMU	N	BSMT UNFINISHED	434		85.82	37,247

TOTAL RCN	540,727

CONDITION ELEM	CD

EFF.YR/AGE	1975 / 47	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$346,100