

Key: 1462

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.474

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FRANCIS ANNIE L REAL EST TRUST TRS: JOHNSON JO FRANCIS PO BOX 1167 TRURO, MA 02666-1167		40-37-0		8 ALDEN CIR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS ANNIE L REAL EST		09/30/2011	A		25721-199
NO TRURO CAMPING AREA INC		01/06/1995	H	135,000	9512-037

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 %
21-129X FY2018	04/23/2021	4 35 30	REHAB RES EXEMPT CHECK DATA	19,900	01/28/2022 10/13/2017 06/10/2002	LG BT	100 0 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.630	12	1.00	1	1.00	1	1.00	R04	1.00		261,780

TOTAL	27,443 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	261,800	227,600
Inf1	NO ADJ		BUILDING	348,200	295,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	610,000	523,100

HAS RINNAI GAS HEATER IN LR

PHOTO 01/28/2022

BLDG COMMENTS

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2018	LG
MODEL	1		RESIDENTIAL	LIST	4/9/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/2/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,043
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	1,004	1969	177.49	178,198	CONDITION ELEM	CD
\$NLA(RCN)	\$255	OVERALL	0.903	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,004	1969	274.29	275,389		
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	491		12.64	6,207		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	474		43.42	20,579		
				FLOOR COVER	3	W/W CARPET	1.00	F	F11	O	FPL 1S 1OP	1		9,782.20	9,782		
				INT. FINISH	2	DRYWALL	1.00	KIT	O	XTRA KITCHEN	1			14,969.90	14,970		
				HEATING/COOLING	5	ELECTRIC	0.95	MST	O	MASONRY STACK	1			2,717.10	2,717		
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		6	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$4,200														
UNITS		2	.95														
EFF.YR/AGE		1979 / 43															
COND		32	32 %														
FUNC		0															
ECON		0															
DEPR		32	% GD	68													
RCNLD				\$348,200													