

Key: 1464

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.476

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RORRO MICHAEL A & SCOTT M PO BOX 771 NO TRURO, MA 02652				40-39-0				4 ALDEN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RORRO MICHAEL A & SCOTT M				11/06/2019	A	1 32447-67					
RORRO FAMILY REVOC LIVING				02/20/2019	F	1 31842-324					
RORRO MICHAEL A JR & NAOM				07/30/2010	99	24717-307					

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	%
06-205	09/07/2006	1	SINGLE FAM R	150,000	05/15/2008	JH	100	100

LAND

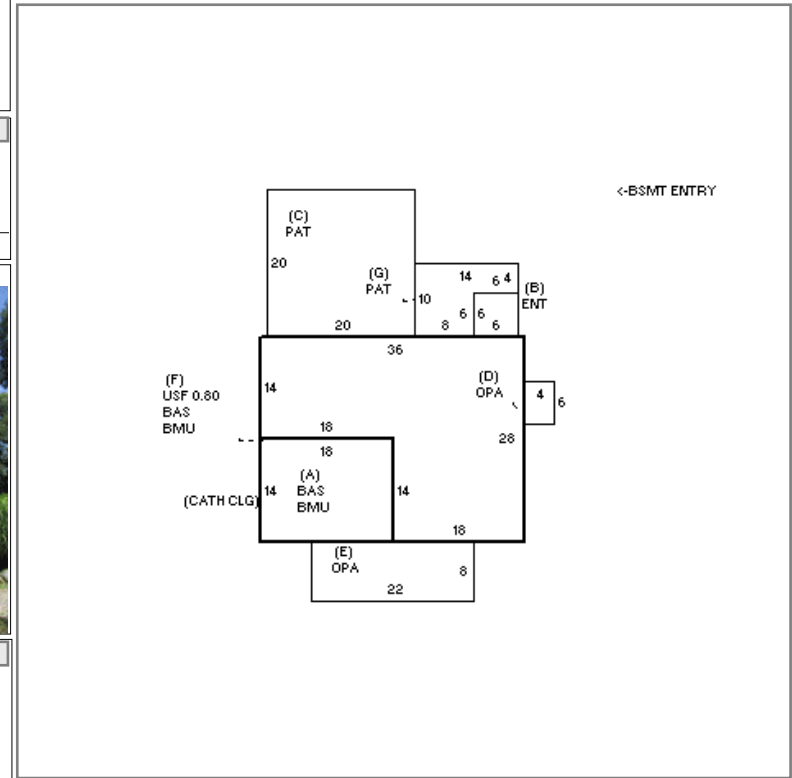
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	12	1.00	1	1.00	1	1.00	R04	1.00		256,570

TOTAL	25,700 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	256,600	223,100			
Inf1	NO ADJ		BUILDING	544,100	468,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	800,700	691,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2007	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,091
NET AREA	1,613	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,008		78.83	79,456	CONDITION ELEM	CD
\$NLA(RCN)	\$397	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	252	2007	347.01	87,447		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCL ENTRY	36		229.75	8,271		
STORIES(FAR)	1.8	1.00	ROOF COVER	1	ASPALT SHINGLE	1.00	+	PAT	N	PATIO	504			14.99	7,557		
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	200			84.65	16,930		
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BAS AREA	756	2007		347.01	262,341		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	USF	L	UP-STRY FIN	605	2007		270.37	163,575		
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00	G	F	O	GAS FIREPLACE	1			10,313.60	10,314		
UNITS	0	1.00															
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$544,100