

Key: 1465

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.477

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FAIR HEATHER L & HARPER STEPHEN F PO BOX 1026 NO TRURO, MA 02652		40-40-0		6 ALDEN WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		12/07/2017	A	475,000	30948-2
		04/14/1986	99	115,000	5021-128

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 %
FY2019		35	RES EXEMPT		04/09/2019		0 0
17-192X	07/07/2017	4	REHAB	12,510	12/21/2017	LG	100 100
12-216	09/13/2012	90	BP NVC	886	02/01/2013	FC	100 100
07-218	10/05/2007	5	DEMO		05/15/2008	JH	100 100
97-181	12/01/1997	4	REHAB	30,000	09/01/1998		100 100

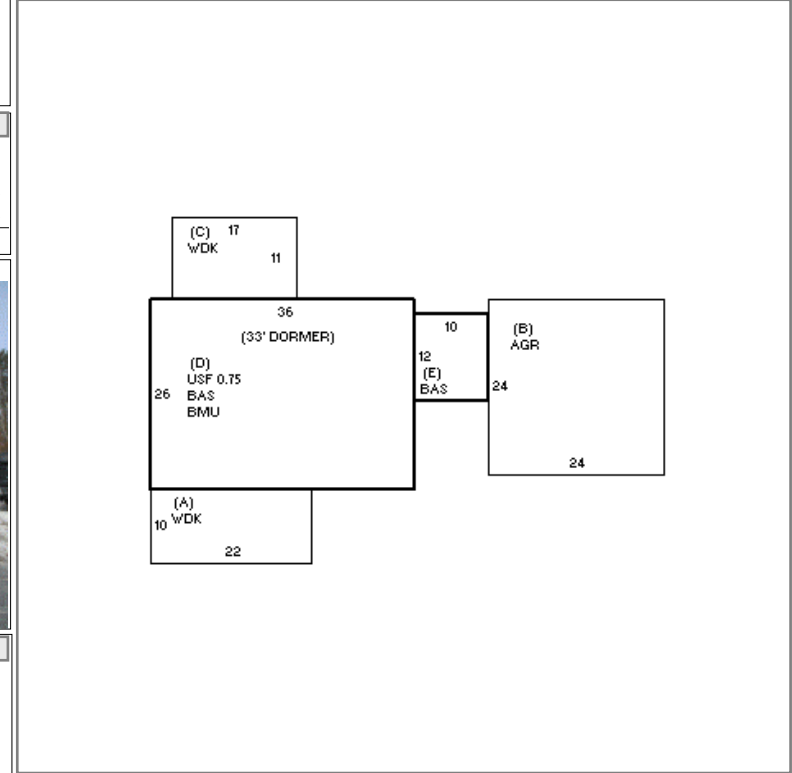
LAND

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	1.00	360,100	1.21	1	1.00	R04	1.00		256,570

TOTAL	25,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	WDK AROUND SPV=OLD 2X6 PLANKS=LOW VALUE	LAND	256,600	223,100		
Inf1	NO ADJ	O	PER 2008 BP INSPEC. 1/28/2022 Owner will demo & replace w/pavers before daughter's wedding in summer 2022.	BUILDING	510,600	433,100		
Inf2	NO ADJ	T		DETACHED	9,100	8,700		
		E		OTHER	0	0		
				TOTAL	776,300	664,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*12	2007	120	16.01	1,400
SPV	A	1.00	P 0.45 16*34		544	19.94	4,900
WDK	M	0.60	5 0.05 AT POOL		1,333	6.60	400
HTB	G	1.18	A 0.75 8*8	2020	1	3,221.87	2,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/28/2022	LG
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
1/28/2022 Owner confirmed interior data at door (C-19).

LOADING

YEAR BLT	1972	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	729,374		
NET AREA	1,758	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	407		54.39	22,137	CONDITION ELEM	CD		
\$NLA(RCN)	\$415	OVERALL	1.120	EXT. COVER	4	VINYL	1.00	B	AGR	N	ATTACHED GARAGE	576		102.23	58,887				
				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	936		81.56	76,340				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	USF	L	UP-STRY FIN	702	1972	267.72	187,940				
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,056	1972	343.61	362,851				
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		17,020.00	17,020				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1988 / 34
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$510,600