Key: 1468

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.480

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON FRANCIS J JR & JANICE PO BOX 405 NO TRURO, MA 02652-0405	40-43-0	14 MOSES WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON FRANCIS J JR & JA	11/20/1989	QS	65,000	6960-211

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	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
13-310	12/04/2013	90	BP NVC	1,645			100	100
	01/01/2005	50	SPLIT SUB				100	100
03-159	09/11/2003	2	ADDITION	25,000	09/08/2005	WL	100	100
		30	CHECK DATA		06/19/2002	BT	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.730	12 1.00	1 1.00	1 1.00	360,100	1.04	1 1.00	R04 1.00			273,970

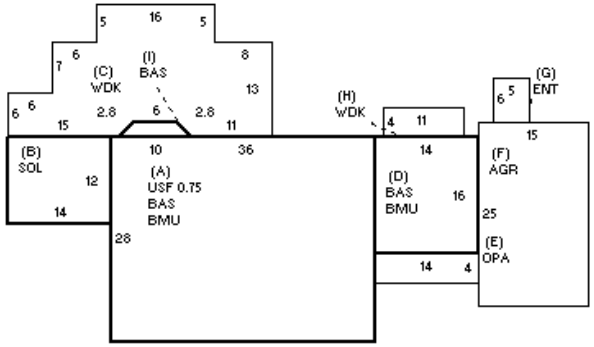
TOTAL	31,799 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	274,000	238,200
BUILDING	583,300	494,800
DETACHED	4,400	4,100
OTHER	0	0
TOTAL	**861,700**	**737,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	9*12		108	16.01	1,300
OSH	A 1.00	A 0.75	3*12		36	6.90	200
HTB	A 1.00	A 0.75			1	2,730.40	2,000
PTD	A 1.00	A 0.75	@ SHF 10*21		210	2.30	400
PTD	G 1.18	A 0.75	IRREG		230	2.71	500

PHOTO 09/30/2021



SOL=UNHEATED SUNRM W/ DRYWALL WALLS+PINE FLR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/30/2021	LG
LIST	9/30/2021	LG
REVIEW	11/15/2010	MR

BLDG COMMENTS

9/30/2021 Owner confirmed interior data at door (C-19).

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,172	DETAIL ADJ	1.005
$NLA(RCN)	$384	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,232		73.04	89,991
A	USF	L	UP-STRY FIN	756	1990	260.34	196,815
B	SOL	L	SOLARIUM	168	1990	195.14	32,783
+	WDK	N	ATT WOOD DECK	534		49.58	26,477
D	BAS	L	BAS AREA	224	1990	330.85	74,111
E	OPA	N	OPEN PORCH	56		111.53	6,246
F	AGR	N	ATTACHED GARAGE	375		108.45	40,669
G	ENT	N	ENCL ENTRY	30		221.21	6,636
+	BAS	L	BAS AREA	1,024	1990	330.86	338,797
	F21	O	FPL 2S 1OP	1		16,550.60	16,551
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	833,277
CONDITION ELEM	CD

EFF.YR/AGE	1991 / 31	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$583,300