

Key: 1478

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.490

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
3 ALDEN WAY REALTY TRUST TRS: MCCARTNEY ANGELA D 146 DAMON RD MEDFORD, MA 02155				40-53-0				3 ALDEN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
3 ALDEN WAY REALTY TRUST				04/26/2022	F	1	35075-246				
MCCARTNEY DANIEL J & ANGE				02/03/2004	QS	510,000	18182-233				
SCHNEIDER EVAN A & PATRIZ				08/28/1998	QS	175,000	11663-313				

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	%
07-176	08/13/2007	9	DECK	2,800	05/15/2008	JH	100	100
00-037	03/29/2000	4	REHAB	25,000	07/17/2003	BTT	100	100
99-228	12/01/1999	4	REHAB	27,500	12/31/1999		100	100

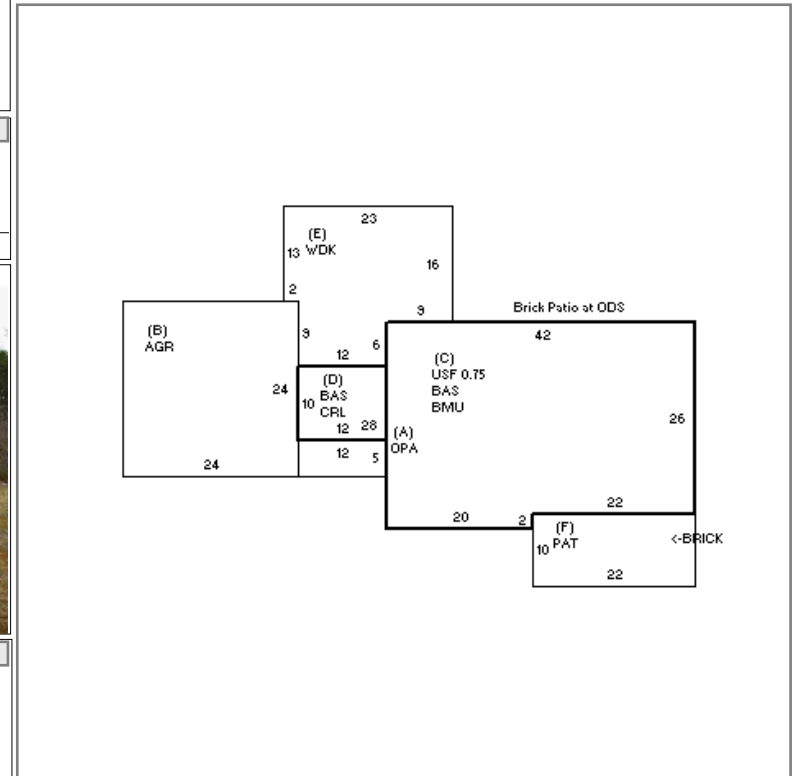
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.560	12	1.00	1	360,100	1.25	1	1.00	R04	1.00	252,470

TOTAL	24,394 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	252,500	219,500
Inf1	NO ADJ		BUILDING	590,200	500,700			
Inf2	NO ADJ		DETACHED	100	100			
			OTHER	0	0			
TOTAL						842,800	720,300	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 AT ODS 7*11		77	2.30	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2020	LG
MODEL	1		RESIDENTIAL	LIST	2/20/2020	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

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YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,125
NET AREA	2,101	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	60		111.54	6,692	CONDITION ELEM	CD
\$NLA(RCN)	\$401	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	B	AGR	N	ATTACHED GARAGE	576		99.41	57,263		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,132		75.90	85,919		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,252	1973	330.86	414,231		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UP-STRY FIN	849	1973	257.68	218,770		
				INT. FINISH	2	DRYWALL	1.00	D	CRL	N	CRAWL SPACE	120		45.12	5,414		
				HEATING/COOLING	1	FORCED AIR	1.00	E	WDK	N	ATT WOOD DECK	434		52.89	22,954		
				FUEL SOURCE	1	OIL	1.00	F	PAT	N	PATIO	220		17.33	3,812		
									F22	O	FPL 2S 2OP	1		23,170.40	23,170		
									ODS	O	OUT DOOR SHOWER			0.00			
EFF.YR/AGE 1988 / 34																	
COND 30 30 %																	
FUNC 0																	
ECON 0																	
DEPR 30 % GD 70																	
RCNLD \$590,200																	