

Key: 1599

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.603

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CRONIN-GRAHAM TRUST TRS: GRAHAM PETER P ET AL PO BOX 856 NO TRURO, MA 02652-0856		42-27-0		1 CHICKADEE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CRONIN-GRAHAM TRUST		03/21/2012	99	26176-25	
GRAHAM PETER PHILLIP & DENNE ELIZABETH G		03/21/2002	QS	120,000	14951-346
		06/22/1982	99	3504-063	

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 %
NO PERMIT	05/16/2023	20	NO PERMIT		08/23/2022	LG	100 100
18-372	10/23/2018	80	SOLAR TAXABL	13,000	01/24/2019	LG	100 100
18-047X	02/12/2018	90	BP NVC	500	01/24/2019	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
04-067	05/14/2004	1	SINGLE FAM R	295,000	06/21/2006	WL	100 100

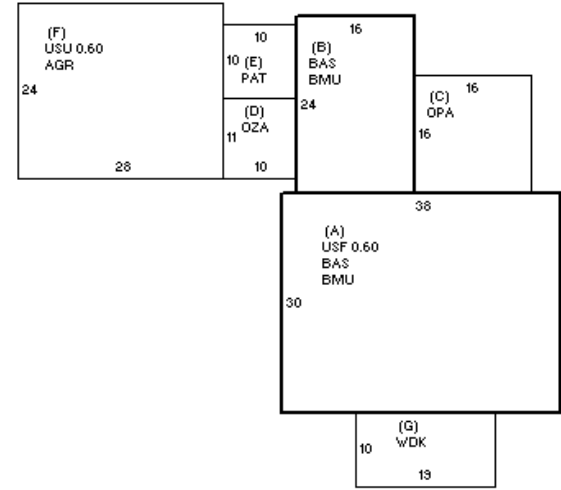
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 11 1.00	1	1.00	1	522,145	1.00	1	1.00	R06	1.45	404,660
300	A	0.175 11 1.00	1	1.00	1	39,875	1.00	1	1.00	R06	1.45	6,980

TOTAL	41,382 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	411,600	357,900			
Infl1	NO ADJ		BUILDING	935,400	753,000			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	1,347,000	1,110,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/23/2022
									



BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2022	FC
MODEL	1		RESIDENTIAL	LIST	8/23/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	Two minisplits. 8/23/2022 Owner confirmed interior data at door (C-19).		

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,140,748
NET AREA	2,208	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,524		83.57	127,368	CONDITION ELEM	CD
\$NLA(RCN)	\$517	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,524	2004	386.99	589,774		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	684	2004	307.55	210,366	EFF.YR/AGE	2004 / 18
STORIES(FAR)				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	256		91.22	23,353		
ROOMS				FLOOR COVER	3	W/W CARPET	1.00	D	OZA	N	OPEN BRZWAY	110		69.65	7,662		
BEDROOMS				INT. FINISH	2	DRYWALL	1.00	E	PAT	N	PATIO	100		26.16	2,616		
BATHROOMS				HEATING/COOLING	15	FHW/DCTLS AC	1.03	F	AGR	N	ATTACHED GARAGE	672		114.77	77,128		
FIXTURES				FUEL SOURCE	2	GAS	1.00	F	USU	N	UPPER STORY UNF	403		172.83	69,652		
UNITS								G	WDK	N	ATT WOOD DECK	190		74.19	14,097		
									GEN	O	GENERATOR	1		0.00			
									GFP	O	GAS FIREPLACE	1		11,731.90	11,732		
									ODS	O	OUT DOOR SHOWER	1		0.00			
COND																18	18 %
FUNC																0	
ECON																0	
DEPR																18	% GD 82
RCNLD																\$935,400	