Key: 1603

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.607

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDERMOTT JOHN T & LAURA A **10 FERN ST** **AUBURNDALE, MA 02466**	**42-31-0**	**27 NOONS DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDERMOTT JOHN T & LAURA	08/09/2019	QS	509,000	32213-238
GERBER MORRIS & SHIRLEY R	06/17/2009	99		9194-7+
GERBER MORRIS I & SHIRLEY	05/17/1994	99		9194-007

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	%
20-339X	11/17/2020	90	BP NVC	2,832	02/02/2021	LG	100	100
20-236X	08/31/2020	90	BP NVC	1,875	02/02/2021	LG	100	100

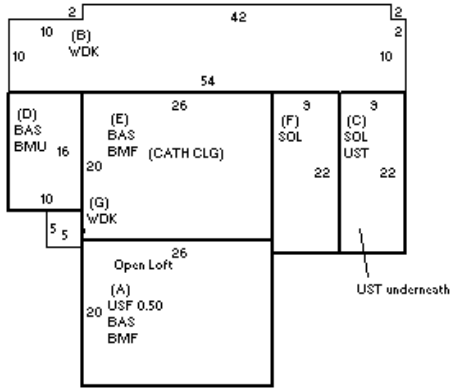
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.630	11 1.00	L2 0.75	1 1.00	351,098	1.15	1 1.00	V1 1.30			255,230

TOTAL	27,443 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY10 CORRECTED NBHD 2 TO 3, CHNG VIEW PER REVIEW & CHNG LOC ADJ FOR SAND/GRVL PIT. FY11 VW CHG PER FIELD REV.		
Infl1	LOC ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	255,200	221,900
BUILDING	530,600	450,300
DETACHED	0	0
OTHER	0	0
TOTAL	**785,800**	**672,200**

PER 2019 LIST: BMF HAS VINYL FLR, DRYWALL, SUSPENDED CLG; SOL HAS ELEC BB HEAT



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/14/2019

BLDG COMMENTS

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	2/14/2019	LG
LIST	8/27/2019	LG
REVIEW	11/22/2010	MR

YEAR BLT	1971	SIZE ADJ	1.010
NET AREA	1,856	DETAIL ADJ	1.005
$NLA(RCN)	$420	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.35	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH	1,040		134.07	139,436
+	BAS	L	BAS AREA	680	1971	337.47	229,482
A	USF	L	UP-STRY FIN	260	1971	266.96	69,411
+	WDK	N	ATT WOOD DECK	649		50.08	32,501
C	UST	N	UTILITY STORAGE	198		120.43	23,845
D	BMU	N	BSMT UNFINISHED	160		90.76	14,521
E	BAS	L	BAS AREA	520	1971	337.47	175,486
+	SOL	L	SOLARIUM	396	1971	197.09	78,048
	F11	O	FPL 1S 1OP	1		12,035.50	12,036
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	780,365
CONDITION ELEM	CD

EFF.YR/AGE	1980 / 42	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$530,600