

Key: 1609

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.615

LEG
AL
LAND


CURRENT OWNER				PARCEL ID				LOCATION				
MESSINA FRANK J & CHEPUS PETER PO BOX 51 NORTH TRURO, MA 02652				42-38-0				15 PARKER DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MESSINA FRANK J & CHEPUS				09/10/1986	99		5293-063					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R05	1.30		362,800
300	A	0.925	11	1.00	1	1.00	1	1.00	R05	1.30		33,070

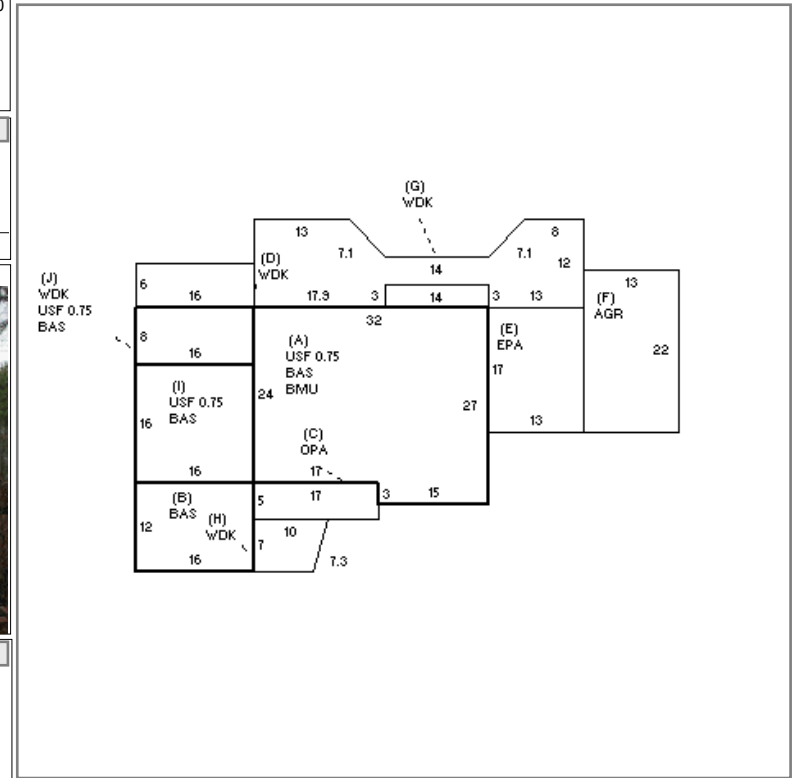
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-267X	09/24/2020	4	REHAB	9,000	01/04/2021	LG	100	100
18-139X	04/27/2018	90	BP NVC	5,000	11/08/2018	JN	100	100
14-133	06/13/2014	90	BP NVC	4,500	12/01/2014	FC	100	100
90-070	06/19/1990	9	DECK	9,000	04/17/1991		100	100

LAND

TOTAL	1.700 Acres	ZONING	RES	FRNT	463	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	395,900	344,200
Inf1	NO ADJ					BUILDING	577,000	497,300
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	972,900	841,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/05/2021
									01/05/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2018	JN
MODEL	1		RESIDENTIAL	LIST	11/8/2018	JN
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
flue to 2nd flp/c opening in bsmt to be capped per owner at 9/23/13 list.

BLDG

YEAR BLT	1960	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	901,580
NET AREA	2,287	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	813		80.35	65,323		
\$NLA(RCN)	\$394	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	898	1960	261.05	234,426		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,389	1960	335.19	465,575		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	85		99.97	8,497		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	687		50.23	34,510		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	221		139.11	30,743		
				HEATING/COOLING	2	HOT WATER	1.02	F	AGR	N	ATTACHED GARAGE	286		114.45	32,732		
				FUEL SOURCE	1	OIL	1.00	F22	O		FPL 2S 2OP	1		23,473.70	23,474		
								ODS	O		OUT DOOR SHOWER			0.00			
																EFF.YR/AGE	1975 / 47
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$577,000