

Key: 1611

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.617

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CURRENT OWNER		PARCEL ID	LOCATION	
WALKER NEAL M & SANDRA R PO BOX 9 TRURO, MA 02666		42-40-0	40 PARKER DR	
TRANSFER HISTORY		DOS	T	SALE PRICE
WALKER NEAL M & SANDRA R		01/31/2013	QS	910,500
JACOBSON DIANA		01/31/2013	A	27093-327
JACOBSON SHELTON & DIANA		11/07/1983	99	3922-236


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 %
22-278X	07/06/2022	4	REHAB	20,000	11/23/2022	LG	100 100
17-033	01/31/2017	20	NO PERMIT	150,000	08/18/2020	LG	0 0
		7	GARAGE		01/10/2019	LG	100 100

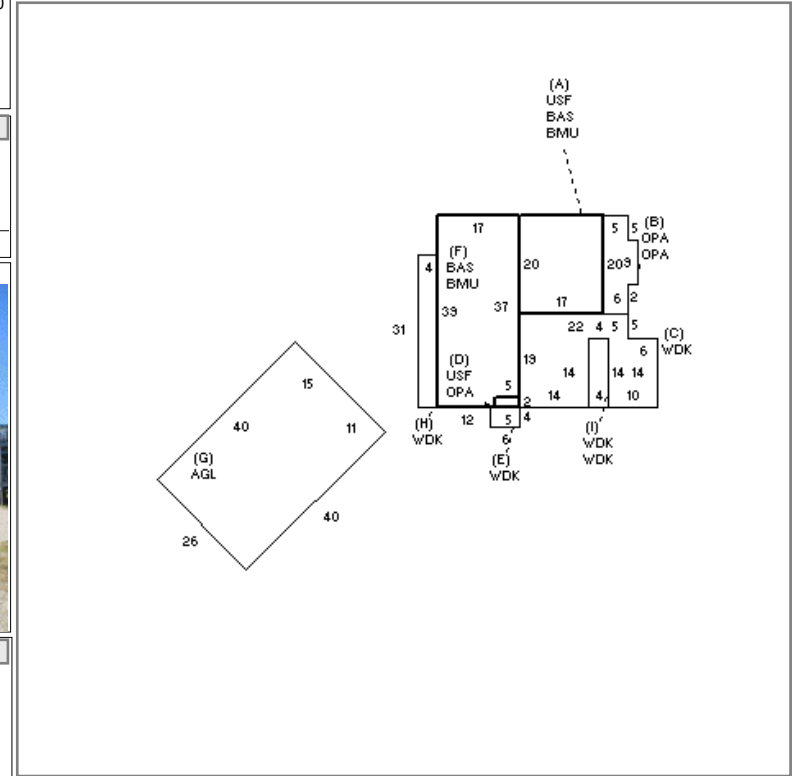
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.095	11	1.00	1	99,000	1.00	1	1.00	V16	3.60	9,410

TOTAL	37,897 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY08 DECR VIEW PER NBHD REVIEW. FY09 CHNGD TO NBHD 7.			LAND	1,014,100	881,700
Inf1	NO ADJ		BUILDING	625,600	607,800			
Inf2	NO ADJ		DETACHED	0	0			
				OTHER	0	0		
				TOTAL	1,639,700	1,489,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/18/2020
									



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BUILDING	CD	ADJ	DESC	MEASURE	8/18/2020	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/18/2020	LG	8/18/2020 Owner confirmed interior data at door (C-19). Angled hall connecting bldg & Gar aprox SF 120 SF. Gar upper flr is 8x10 half-bath.
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR	
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1988	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	893,746		
NET AREA	1,463	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	993		95.65	94,981	CONDITION ELEM	CD		
\$NLA(RCN)	\$611	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	993	1988	402.98	400,154				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	350	1988	318.78	111,573				
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	246		93.13	22,910				
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	706		59.80	42,218				
				INT. FINISH	2	DRYWALL	1.00	G	AGL	N	A GAR L AREA AB	1,040		171.02	177,864				
				HEATING/COOLING	2	HOT WATER	1.02		USF	L	UP-STRY FIN	120	1988	320.38	38,446				
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1992 / 30
STORIES(FAR)		2	1.00															COND	30 30 %
ROOMS		0	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2.5	1.00															DEPR	30 % GD 70
FIXTURES		8	\$5,600															RCNLD	\$625,600
UNITS		0	1.00																