

Key: 1616

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.624

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
BORDEN CHRISTOPHER S & SWAIN KIMBERLY A 292 MOSSMAN ROAD SUDBURY, MA 01776		42-45-0		34 PARKER DR			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		BORDEN CHRISTOPHER S & CURRIVAN JOHN J ESTATE OF CURRIVAN JOHN J &		08/28/2015 06/11/2012 12/23/1993	QS A QS	605,000 8967-194 85,000	29104-103 8967-194 8967-194

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	%
10-036	03/08/2010	7	GARAGE	20,000	05/06/2011	MR	100	100
93-160	12/17/1993	1	SINGLE FAM R	118,350	04/27/1994		100	100

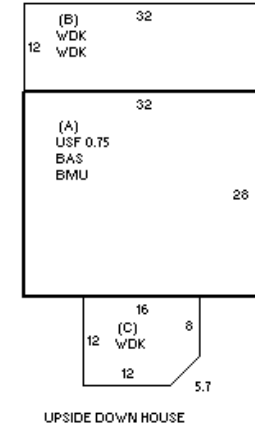
LAND

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	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.075	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.00	V7	1.75	3,610

TOTAL	37,026 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	492,000	427,800			
Inf1	NO ADJ		BUILDING	453,600	390,600			
Inf2	NO ADJ		DETACHED	13,800	13,200			
			OTHER	0	0			
			TOTAL	959,400	831,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.18 G	0.90 24*24	2010	576	26.64	13,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/19/2016	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1993	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	638,922
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		82.37	73,801	CONDITION ELEM	CD
\$NLA(RCN)	\$407	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	896	1993	347.01	310,921		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	672	1993	270.37	181,690		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	952		51.49	49,022		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		17,188.60	17,189		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
FIXTURES		9	\$6,300														
UNITS		1	1.00														
EFF.YR/AGE		1993 / 29															
COND		29 29 %															
FUNC		0															
ECON		0															
DEPR		29 % GD 71															
RCNLD		\$453,600															