

Key: 1619

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.627

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID				LOCATION			
MEEGAN BARRY W & CHRISTINE H PO BOX 852 NO TRURO, MA 02652-0852							42-48-0				28 PARKER DR			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
MEEGAN BARRY W & CHRISTIN							09/10/2003	99		17612-219				
MEEGAN BARRY W & CHRISTIN							08/25/2003	99		17527-75				
MURPHY LESTER J JR							08/25/2003	99		17527-73				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC 17-332X	05/16/2023	30	CHECK DATA		08/10/2022	LG	100	100
FY2018	12/13/2017	90	BP NVC		07/26/2018	JN	100	100
16-274X	11/17/2016	35	RES EXEMPT		10/13/2017		0	0
03-211	10/30/2003	90	BP NVC	6,000	04/28/2017	LG	100	100
		10	ALL OTHERS	50,000	06/14/2006	WL	100	100

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	1.00	R06	1.45		404,660
300	A	0.215	11	1.00	1	1.00	1	1.00	R06	1.45		8,570

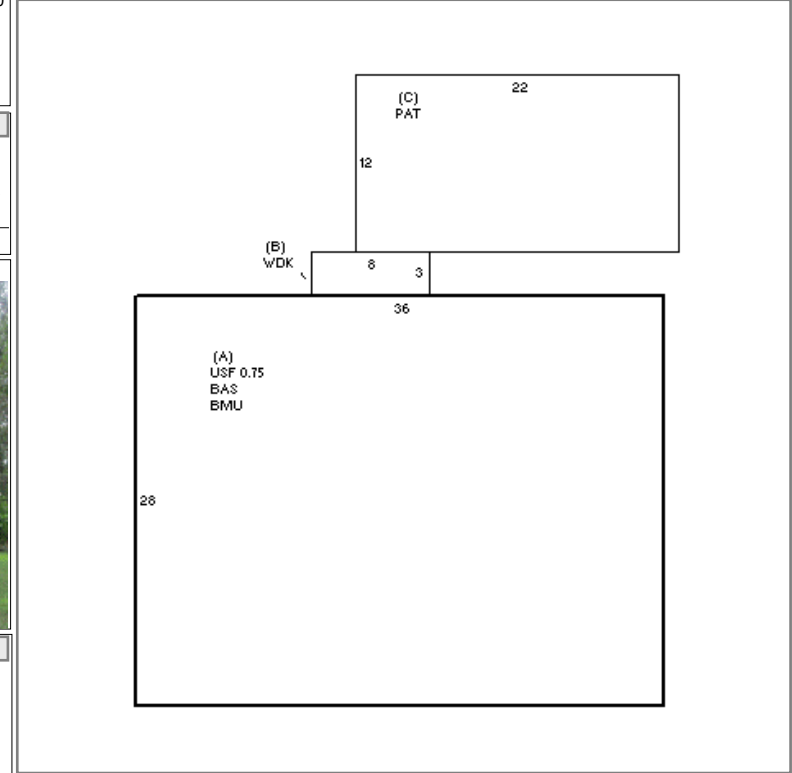
TOTAL	43,125 SF	ZONING	RES	FRNT	225	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	413,200	359,300
Infl1	NO ADJ		BUILDING	456,900	384,200			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	254,700	198,700			
						TOTAL	1,124,800	942,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2022	LG
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
Two minisplits.



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$375	OVERALL	1.130

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		78.75	79,380
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	1986	346.68	349,450
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	1986	270.11	204,205
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	24		123.45	2,963
FLOOR COVER	1	HARDWOOD	1.00	C	PAT	N	PATIO	264		17.98	4,746
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		17,172.00	17,172
HEATING/COOLING	15	FHW/DCTLS AC	1.03		ODS	O	OUT DOOR SHOWER	1		0.00	
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	662,115
CONDITION ELEM	CD
EFF.YR/AGE	1986 / 36
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$456,900

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.628

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MEEGAN BARRY W & CHRISTINE H PO BOX 852 NO TRURO, MA 02652-0852		42-48-0		28 PARKER DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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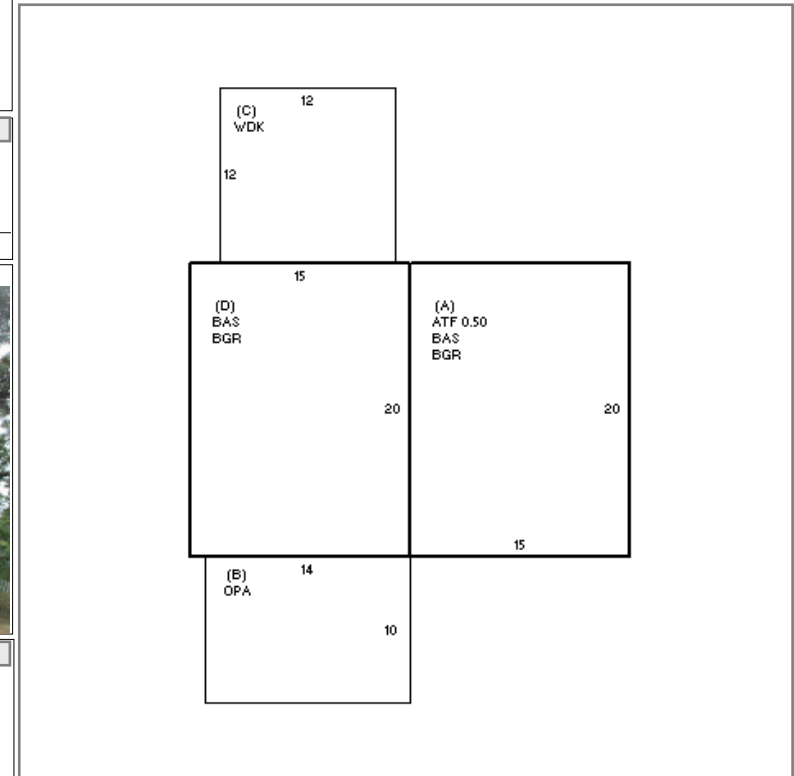
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	254,700	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
Has separate driveway from Bldg 1, marked as 28A.
ATF is open loft accessible by steep ladder.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	310,603				
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BGR	N	SF BSMT GARAGE	600		104.03	62,419	CONDITION ELEM	CD				
\$NLA(RCN)	\$518	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	600	2004	331.64	198,985						
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	150		171.52	25,728						
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	140		85.16	11,923						
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	144		65.61	9,448						
				INT. FINISH	2	DRYWALL	1.00														
				HEATING/COOLING	15	FHW/DCTLS AC	1.03														
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	2004 / 18		
																		COND	18 18 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	18	% GD	82
																		RCNLD	\$254,700		