

Key: 1627

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.635

LEGAL


CURRENT OWNER				PARCEL ID				LOCATION			
HOLLAND MARK & DIANE A PO BOX 1117 NO TRURO, MA 02652				42-56-0				41 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLLAND MARK & DIANE A				02/12/2021	QS	1,436,000	(225339)				
SCOPPA MARGARET A & ZACARIAN FAMILY REALTY TR				05/10/2019	O	1,050,000	(219355)				
				12/06/2000	H		(159988)				

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	%
MLS 19-332	10/21/2019	20	NO PERMIT		03/17/2021	MR	100	100
12-155	06/08/2012	80	SOLAR TAXABL	10,350	12/19/2019	LG	100	100
09-221	12/14/2009	90	BP NVC	12,000	12/14/2012	FC	100	100
95-106	08/30/1995	3	REPAIR/REMOD	18,000	05/03/2011	MR	100	100
		10	ALL OTHERS	12,500	06/17/1996		100	100

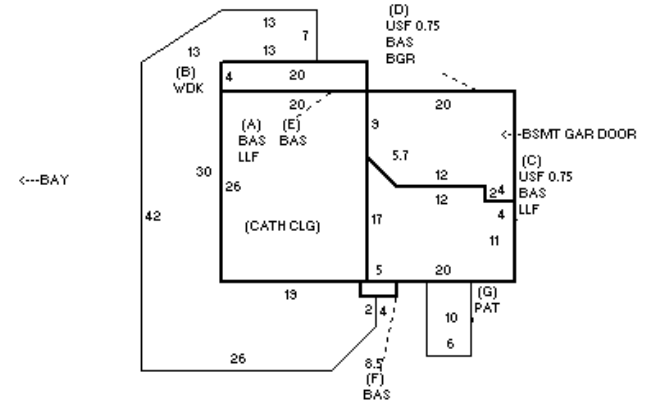
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	11	1.00	1	1,296,360	1.28	1	1.00	V16	3.60	898,840
TOTAL				23,500 SF	ZONING	RES	FRNT	0	ASSESSED		CURRENT	PREVIOUS
Nbhd				NORTH TRURO	NOTE	LAND		898,800	781,500			
Inf1				NO ADJ		BUILDING		842,700	696,600			
Inf2				NO ADJ		DETACHED		0	0			
						OTHER		0	0			
TOTAL						TOTAL		1,741,500	1,478,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/25/2021
									

PER JULY 2011 LIST: LLF+LR+BR+FULL BATH; BGR HAS VINYL FLR+DRY+WALL WALLS, USED AS STORAGE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	LG
MODEL	1		RESIDENTIAL	LIST	7/14/2011	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2021	MR
QUALITY	G	1.35	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	July 2011 LIST OF BSMT ONLY; OWNER AT THE TIME REFUSED LIST OF REST OF SFR; BR+BATH COUNT ESTIMATED.		

BUILDING

YEAR BLT	1971	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	957,650
NET AREA	2,300	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	780	1971	288.09	224,713	CONDITION ELEM	CD
\$NLA(RCN)	\$416	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	520	1971	428.42	222,779		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	822		63.57	52,259		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	390	1971	338.91	132,175			
ROOMS	0	1.00	FLOOR COVER	99	N/A	1.00	D	BGR	N	SF BSMT GARAGE	260		134.39	34,942			
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	610	1971	428.42	261,337			
BATHROOMS	3	1.00	HEATING/COOLING	5	ELECTRIC	0.95	G	PAT	N	PATIO	60		32.09	1,925			
FIXTURES	9	\$6,300	FUEL SOURCE	3	ELECTRIC	1.00	F21	O	FPL 2S 1OP			1	21,221.10	21,221			
UNITS	0	1.00					ODS	O	OUT DOOR SHOWER			1	0.00				
EFF.YR/AGE																2010 / 12	
COND																12 12 %	
FUNC																0	
ECON																0	
DEPR																12 % GD 88	
RCNLD																\$842,700	