

Key: 1630

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.638

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
O'LOUGHLIN KIMBERLY & JOHN, & C/O KELLY BRENNAN LIVING TRUST 197 WASHINGTON ST, UNIT 406 SOMERVILLE, MA 02143				42-59-0				35 FISHERMANS RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				KELLY BRENNAN LIVING TRUS				01/20/2023	A	100	()
O'LOUGHLIN KIMBERLY & JOH				02/02/2022	A	822,500	(229049)				
MFZ REALTY TRUST				10/01/2020	F	100	(223935)				

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	%
11-184	09/21/2011	9	DECK	8,000	12/14/2012	FC	100	100
10-226	11/09/2010	9	DECK	6,000	05/03/2011	MR	100	100
10-058	04/13/2010	90	BP NVC	10,000	05/03/2011	MR	100	100

LAND

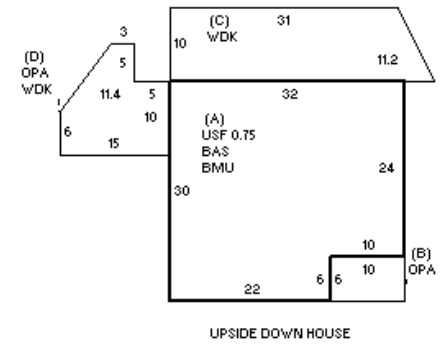
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	11	1.00	1	630,175	1.32	1	1.00	V7	1.75	431,900

DETACHED

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	NO VIEW FROM ROOF-LEVEL WDK PER 12/14/12 MEAS.			LAND	431,900	375,500
Inf1	NO ADJ		BUILDING	431,100	365,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			863,000	741,200				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	LG
MODEL	1		RESIDENTIAL	LIST	11/16/2009	JH
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		

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YEAR BLT	1977	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	633,947
NET AREA	1,575	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		82.37	74,130	CONDITION ELEM	CD
\$NLA(RCN)	\$403	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	900	1977	347.01	312,309		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	675	1977	270.37	182,501		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	229		80.20	18,365		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	504		51.49	25,953		
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			17,188.60	17,189		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER	1			0.00			
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$431,100