

Key: 1657

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.665

LEG  
AL  
LAND

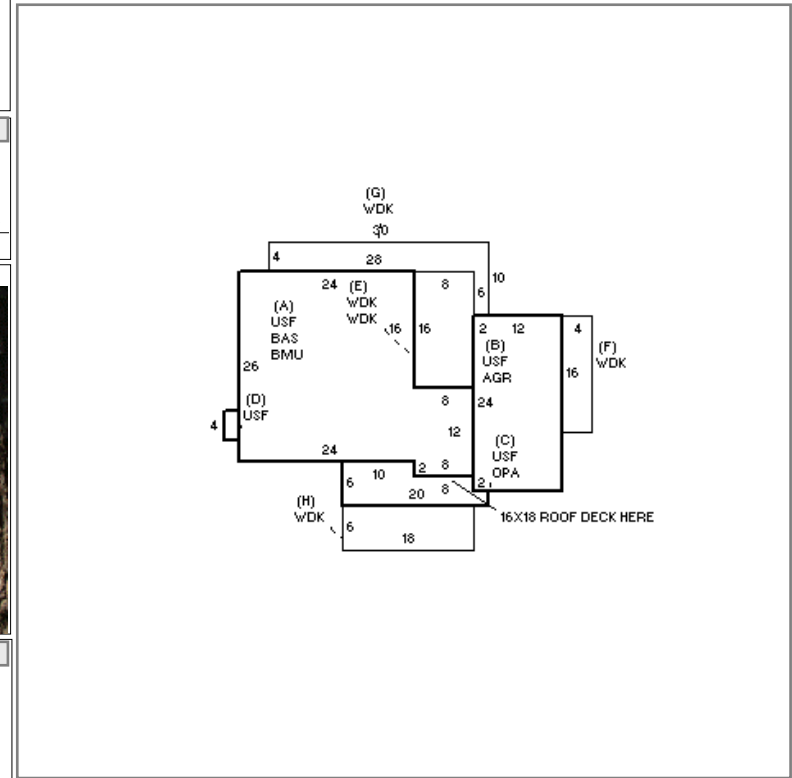
CURRENT OWNER				PARCEL ID				LOCATION			
WILD ALAN J PO BOX 434 TRURO, MA 02666				42-86-0				20 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILD ALAN J				07/15/1996	H		(141354)				

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	%
23-220	05/31/2023	90	BP NVC	12,000	09/06/2023	LG	100	100
23-074X	02/27/2023	4	REHAB	64,000	05/24/2023	LG	100	100
FY2020		35	RES EXEMPT		10/04/2019		0	0
93-56	05/24/1993	9	DECK	3,000	06/16/1993		100	100
87-098	06/12/1987	10	ALL OTHERS	2,500	12/31/1987		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.630	11	1.00	1	1.00	630,175	1.15	1	1.00	V5	1.75	458,110

TOTAL	27,443 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N SEE VW PHOTO=NO CHG TILL INT INSP FOR VW O FROM LIVING AREA. FY11 VW CHG PER FIELD T REV=MINIMAL VW. E	LAND	458,100	398,300			
Infl1	NO ADJ		BUILDING	561,900	456,100			
Infl2	NO ADJ		DETACHED	21,400	20,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,041,400</b>	<b>874,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	A 0.75 18*36		648	17.51	8,500
WDK	A	1.00	A 0.75 POOL DECK IR		800	11.00	6,600
WDK	A	1.00	A 0.75 20*27+6*38		768	11.00	6,300



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2018	LG
MODEL	1		RESIDENTIAL	LIST	8/30/2018	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,832	DETAIL ADJ	1.000
\$NLA(RCN)	\$451	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	720		99.05	71,313
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	720	1974	395.15	284,508
ROOF SHAPE	4	FLAT/SHED	1.00	B	AGR	N	ATTACHED GARAGE	288		133.60	38,477
ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	96		116.69	11,202
FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	1,112	1974	301.60	335,375
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	560		58.64	32,837
HEATING/COOLING	3	RADIANT	1.02	WDK	N	ATT WOOD DECK	288		70.36	20,265	
FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		14,092.40	14,092	
				F11	O	FPL 1S 1OP	1		14,092.40	14,092	

TOTAL RCN	826,361
CONDITION ELEM	CD
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$561,900