

Key: 1771

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.791

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FLANAGAN PAUL A & SHARON A 11 PEACH TREE WAY PEMBROKE, MA 02359-2728				42-189-0				6 ANDERSON WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLANAGAN PAUL A & SHARON				05/04/2004	99		18544-77				
FLANAGAN PAUL A				01/12/1996	H	76,500	10011-195				
ANDERSON ARTHUR JR ESTATE				01/11/1996	99		10011-194				

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	%
10-005	01/27/2010	90	BP NVC	1,200	02/28/2012	FC	100	100
09-201	11/13/2009	90	BP NVC	3,819	05/20/2010	JH	100	100

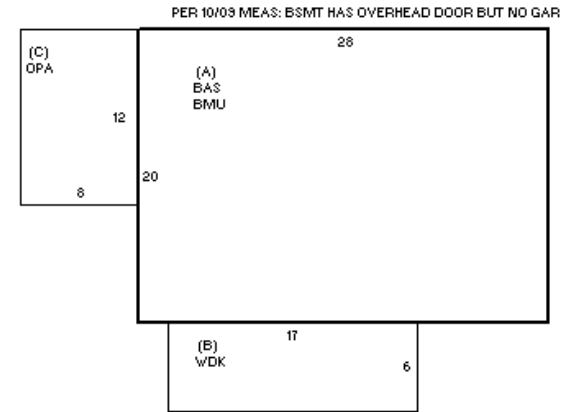
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.650	13	1.00	1	360,100	1.13	1	1.00	R03	1.00	264,330

TOTAL	28,314 SF	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE FY09 CHNGD NBHD PER REVIEW.				LAND	264,300	229,800
Inf1	NO ADJ		BUILDING	144,400	124,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			408,700	354,200				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2018	LG
MODEL	1		RESIDENTIAL	LIST	10/21/2009	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FORMER UNIT #7. Chng in dimension per 6/7/18 Meas.

BUILDING

YEAR BLT	1959	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	222,083
NET AREA	560	DETAIL ADJ	1.020	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	560		77.93	43,642		
\$NLA(RCN)	\$397	OVERALL	0.900	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	560	1959	289.78	162,278		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	102		57.33	5,848		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	96		85.57	8,215		
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOLING	12	OTHER	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	1976 / 46
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$144,400