

Key: 1773

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.793

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				
VENUTO INVESTMENT TRUST TRS VENUTO FRANCIS A JR ET AL 8 ARLINGTON PLACE FRAMINGHAM, MA 01702				42-191-0				40 GREAT HOLLOW RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VENUTO INVESTMENT TRUST				12/21/2015	P	825,000	(208326)					
M B O-J G O LLC				10/30/2012	F		(187580)					
M B O-J G O LLC				12/18/2008	J	3,500,000	(187580)					
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	50	0.50	1	1.00	WF2	7.00		976,770
300	A	0.433	11	1.00	50	0.50	1	1.00	WF2	7.00		41,680

LAND

TOTAL	1.208 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E FY14 SPLIT- CHILDREN: 42-309 & 42-307. WAS SUNSET ACRES. FY11 ACRG DECR PER 2009 SUBDIV. INFL1=SHAPE/VIEW OBST	LAND	1,018,500	885,500			
Infl1	50%		BUILDING	1,469,300	1,214,400			
Infl2	NO ADJ		OTHER	0	0			
			TOTAL	2,487,800	2,099,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
BCH	G	1.18	G 0.90	2016	1	0.00		07/18/2018

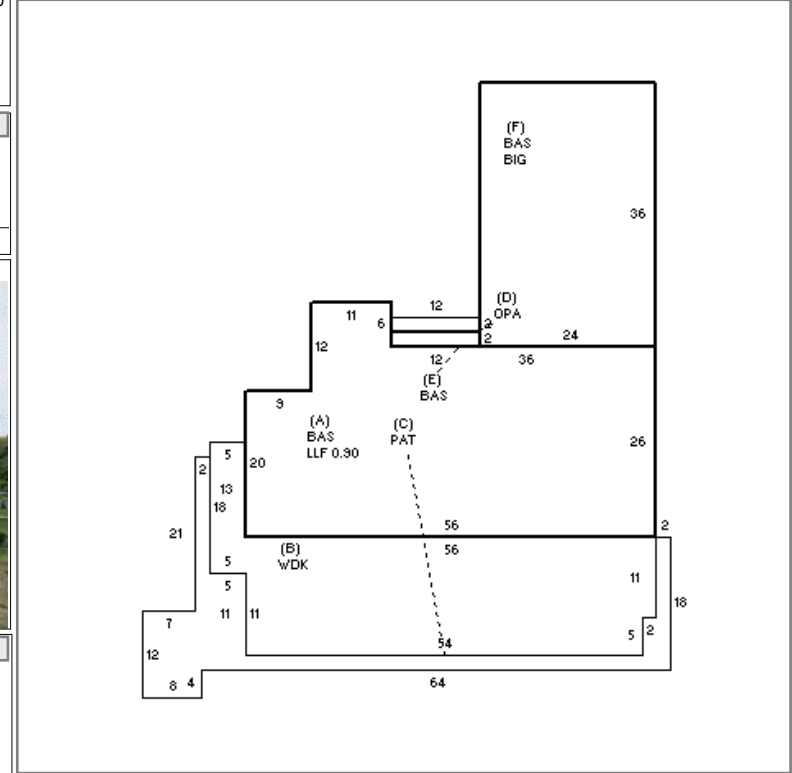


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2016	LG
MODEL	1		RESIDENTIAL	LIST	7/23/2018	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
There are two entrances/driveways: one from Great Hollow Road, and one from Obbo Drive in the rear.

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	%
15-287	11/16/2015	1	SINGLE FAM R	350,000	07/18/2018	LG	100	100
SS2014-6		50	SPLIT SUB		02/19/2013	BE	100	100
12-264	10/30/2012	5	DEMO		11/14/2013	FC	100	100
12-265	10/30/2012	5	DEMO		05/07/2013	TL	100	100
12-266	10/30/2012	5	DEMO		05/07/2013	TL	100	100



LOADING

YEAR BLT	2016	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,563,032
NET AREA	3,677	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,321	2016	289.48	382,404	CONDITION ELEM	CD
\$NLA(RCN)	\$425	OVERALL	1.130	EXT. COVER	4	VINYL	1.00	B	WDK	N	ATT WOOD DECK	976		67.04	65,434		
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	C	PAT	N	PATIO	369	22.12	8,164		
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	24	208.85	5,012				
ROOMS	0	1.00	FLOOR COVER	4	TILE	1.00	+ BAS	L	BAS AREA	2,356	416.36	980,945					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	864	107.58	92,945				
BATHROOMS	7	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	GAS FIREPLACE	1	13,427.90	13,428					
FIXTURES	21	\$14,700	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER		0.00						
UNITS	1	1.00															
																EFF. YR/AGE	2016 / 6
																COND	06 06 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$1,469,300