

Key: 1962

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.988

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
PEARSON TIMOTHY PACE & ELAM ALEXANDRA PO BOX 1336 TRURO, MA 02666		43-87-0		2 TWINING RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
PEARSON TIMOTHY PACE & GOFF MEREDITH F		12/30/2020	QS	710,000	33627-173							
MCGRATH LESLIE A		04/09/2010	QS	535,000	24476-142							
		04/08/1994	QS	45,000	9138-111							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.530	12	1.00	1	360,100	1.30	1	1.00	R03	1.00	248,240

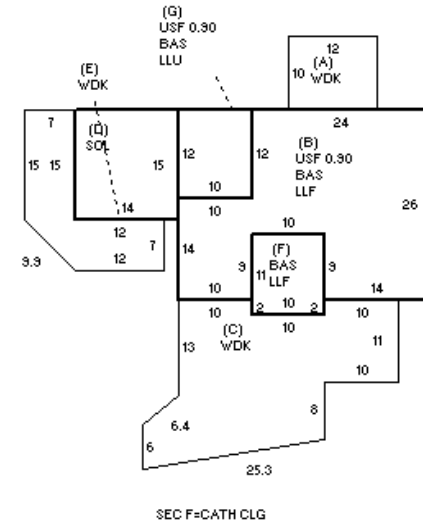
TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	248,200	215,800
Inf1	NO ADJ		BUILDING	715,900	588,800			
Inf2	NO ADJ		DETACHED	3,400	3,000			
			OTHER	0	0			
			TOTAL	967,500	807,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10	1996	80	16.47	1,000
SHF	+	1.10	G 0.90 10*14	2014	140	17.61	2,200
WDK	G	1.18	G 0.90 ODS 4*5	2021	20	12.98	200



BLDG COMMENTS
TWO MINISPLITS. PER JUNE 2016 LIST, FIRST FPLC INSERT. GAS RINNAI HEATER IN SOLARIUM. LLF=GUEST RM W/ WOODSTOVE (SAME CHIM), MINISPLIT & FULL BATH.

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 %
23-050X	02/01/2023	90	BP NVC	1,500	06/30/2023	LG	100 100
17-113	04/26/2017	80	SOLAR TAXABL	14,000	02/23/2018	LG	100 100
14-239	11/13/2014	90	BP NVC	4,245	01/22/2015	FC	100 100
13-319	12/10/2013	6	SHED	3,500	09/17/2014	FC	100 100
01-022	02/20/2001	2	ADDITION	15,000	02/15/2002	BT	100 100



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,613	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	874		57.48	50,235
\$NLA(RCN)	\$351	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	784	1994	260.46	204,199
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	794	1994	387.32	307,536
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	715	1994	301.78	215,775
				FLOOR COVER	1	HARDWOOD	1.00	D	SOL	L	SOLARIUM	210	1994	226.21	47,503
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BAS AREA	110	1994	387.32	42,606
				HEATING/COOLING	2	HOT WATER	1.02	G	LLU	N	LOWER LEVEL UNF	120		198.44	23,813
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		19,185.50	19,186
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	917,851
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$715,900