

Key: 1965

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.992

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCKNIFF VIRGINIA & JOSEPH PO BOX 371 TRURO, MA 02666				43-90-0				3 SYLVIAS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKNIFF VIRGINIA & JOSEPH				07/31/1979	99		2959-057				

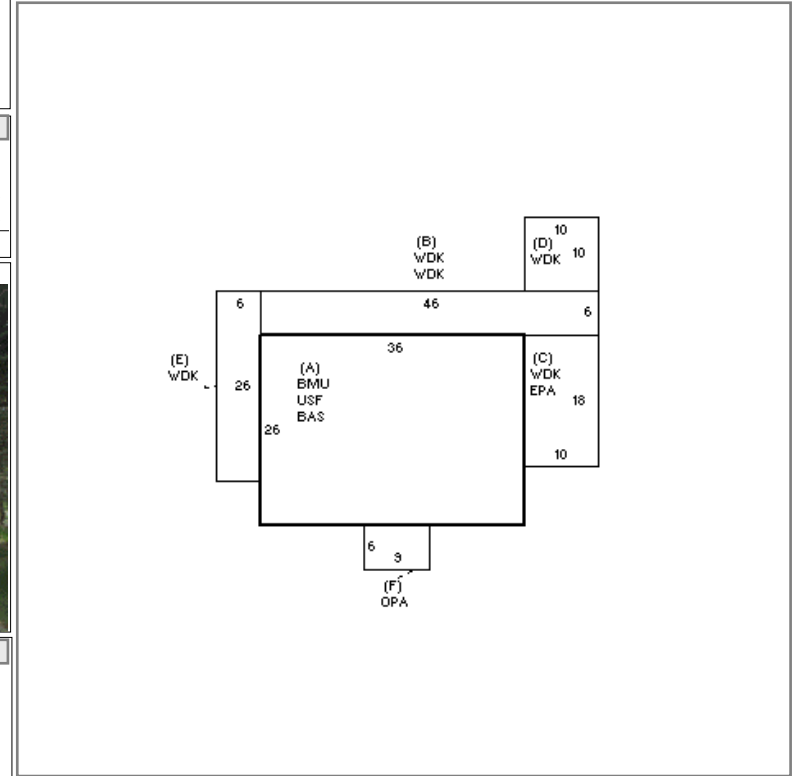
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-043X	02/02/2022	4	REHAB	23,391	05/24/2022	LG	100	100
20-060X	02/25/2020	90	BP NVC	800	06/22/2020	LG	100	100
FY2020		35	RES EXEMPT		10/18/2019		0	0
17-176	06/19/2017	80	SOLAR TAXABL	11,000	02/23/2018	LG	100	100
86-169	10/03/1986	1	SINGLE FAM R		12/31/1987	SW	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	12	1.00	1	1.00	1	1.00	R03	1.00		246,800

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	246,800	214,600
Inf1	NO ADJ		BUILDING	496,400	421,300			
Inf2	NO ADJ		DETACHED	4,600	4,500			
			OTHER	0	0			
TOTAL						747,800	640,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000
SNA	A	1.00	A 0.75 ON SIDE WDK6		42	81.80	2,600

PHOTO 05/24/2022



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	LG
MODEL	1		RESIDENTIAL	LIST	4/5/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,388
NET AREA	1,872	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	936	1986	328.27	307,260	CONDITION ELEM	CD
\$NLA(RCN)	\$384	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	936	1986	253.16	236,958		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	BMU	N	BSMT UNFINISHED	936		77.92	72,932		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	988		48.71	48,128		
ROOMS	0	1.00		FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCL PORCH	180		142.40	25,632		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	54		109.59	5,918		
BATHROOMS	3	1.00		HEATING/COOLING	3	RADIANT	1.02	F21	O	O	FPL 2S 1OP	1		16,260.20	16,260		
FIXTURES	9	\$6,300		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
EFF.YR/AGE																1987 / 35	
COND																31 31 %	
FUNC																0	
ECON																0	
DEPR																31 % GD 69	
RCNLD																\$496,400	