

Key: 2033

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.070

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
MAYO JOSIAH A & REED KATHERINE F PO BOX 250 NO TRURO, MA 02652		43-161-0	5 HOUSER WAY				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MAYO JOSIAH A & BLOOM JOHN H & NANCY M		07/23/2021	QS	750,000	34318-258
			09/26/1986	QS	57,500	5325-158	

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 %
22-243X	06/01/2022	90	BP NVC	3,416	08/16/2022	LG	100 100
10-041	03/12/2010	6	SHED	500	05/13/2011	MR	100 100
89-029	03/24/1989	1	SINGLE FAM R	50,000	12/31/1989	SW	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.005	12	1.00	1	1.00	1	1.00	R03	1.00		140

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE			LAND	279,200	242,800	
Infl1	NO ADJ		BUILDING	481,300	408,400			
Infl2	NO ADJ		DETACHED	1,800	1,700			
			OTHER	0	0			
				TOTAL		762,300	652,900	

DETACHED

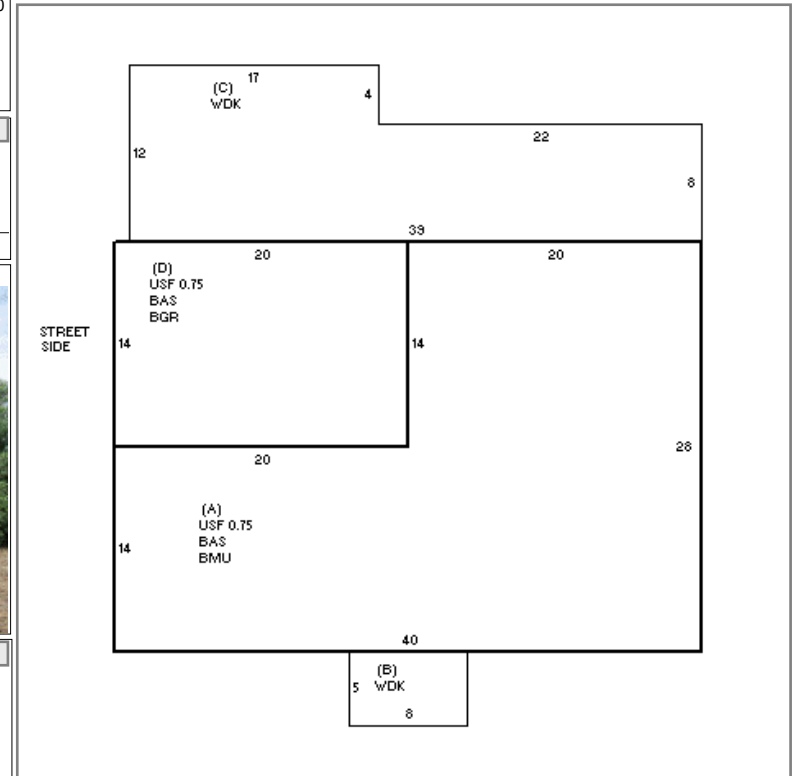
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	G	16'8"	2010	128	16.01	1,800



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/2/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,960	DETAIL ADJ	1.000
\$NLA(RCN)	\$351	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	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
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		76.46	64,228
+	BAS	L	BAS AREA	1,120	1989	322.13	360,790
+	USF	L	UP-STRY FIN	840	1989	248.43	208,679
+	WDK	N	ATT WOOD DECK	420		50.99	21,416
D	BGR	N	SF BSMT GARAGE	280		101.05	28,294
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	687,606
CONDITION ELEM	CD
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$481,300