

Key: 2035

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.071

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NICKERSON DEAN E & SUZANNE J PO BOX 994 TRURO, MA 02666				43-163-0				9 MORRIS AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NICKERSON DEAN E & SUZANN				03/31/2006	99		20871-338					
NICKERSON DEAN EVERETT				12/09/1994	99		9476-233					
NICKERSON LINNELL O				07/06/1992	QS	45,000	8100-332					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.065	12	1.00	1	1.00	1	1.00	R03	1.00		1,790

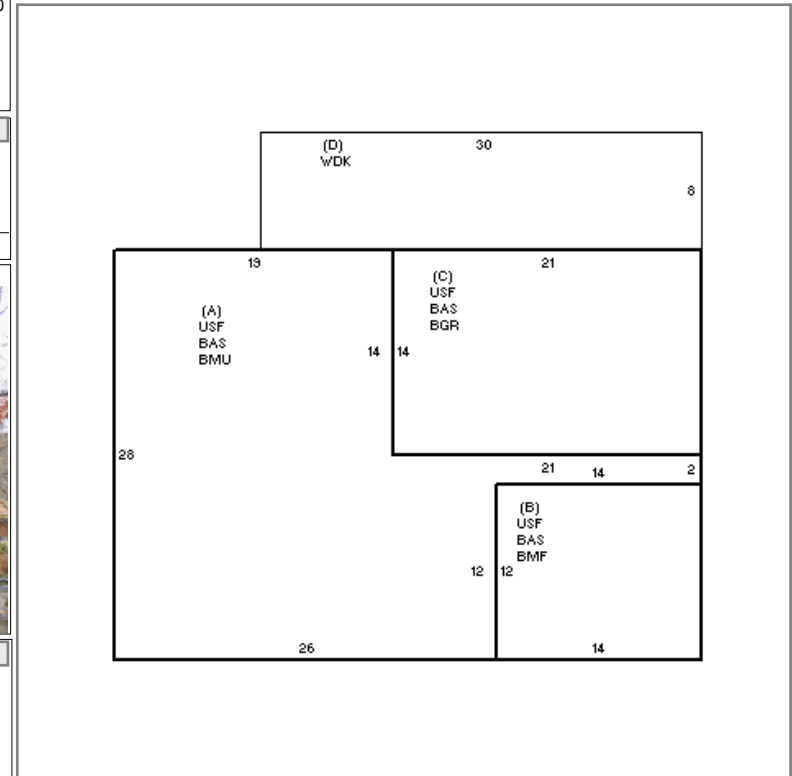
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		02/26/2018			0
16-126	06/14/2016	7	GARAGE	40,000	01/04/2017	LG	100	100
15-047	03/18/2015	90	BP NVC	3,700			100	100
99-030	02/01/1999	7	GARAGE	25,000			100	100
94-010	02/25/1994	1	SINGLE FAM R	80,000	09/21/1995		100	100

TOTAL	36,591 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	280,900	244,200
Inf1	NO ADJ					BUILDING	566,400	487,400
Inf2	NO ADJ					DETACHED	600	500
						OTHER	290,600	246,300
						<b>TOTAL</b>	<b>1,138,500</b>	<b>978,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	L	0.83 F	0.60 19X26		494	1.91	600



BLDG COMMENTS
SALTBOX W/ FULL DORMER



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/23/2018	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	786,712		
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	658		81.47	53,606	CONDITION ELEM	CD		
\$NLA(RCN)	\$351	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,120	1995	325.02	364,022				
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	1,120	1995	248.07	277,837				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BMF	N	BSMT FINISH	168		152.87	25,682				
				FLOOR COVER	3	W/W CARPET	1.00	C	BGR	N	SF BSMT GARAGE	294		101.96	29,975				
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	240		57.88	13,891				
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		16,099.20	16,099				
				FUEL SOURCE	1	OIL	1.00	ODS	O	O	OUT DOOR SHOWER			0.00					
																		EFF.YR/AGE	1994 / 28
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$566,400

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
NICKERSON DEAN E & SUZANNE J		43-163-0		9 MORRIS AVE	
PO BOX 994		TRANSFER HISTORY		DOS	T
TRURO, MA 02666				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	290,600	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

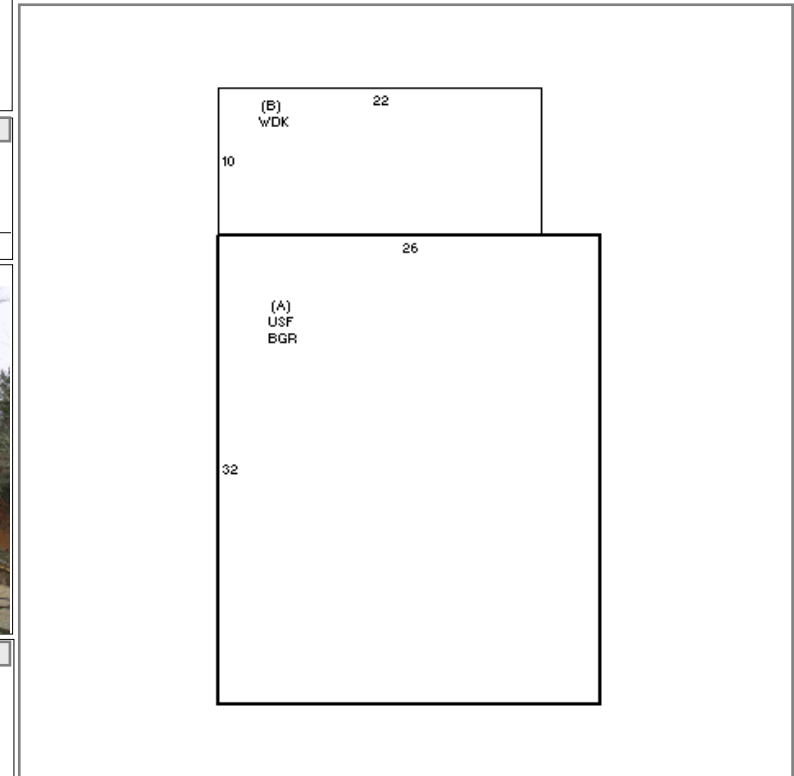
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/04/2017



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/23/2018	REF
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2016	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	290,610
NET AREA	832	DETAIL ADJ	1.000	FOUNDATION	0		1.00	A	BGR	N	SF BSMT GARAGE	832		88.30	73,470	CONDITION ELEM	CD
\$NLA(RCN)	\$349	OVERALL	1.000	EXT. COVER	0		1.00	A	USF	L	UP-STRY FIN	832	2016	245.97	204,645		
CAPACITY		UNITS	ADJ	ROOF SHAPE	0		1.00	B	WDK	N	ATT WOOD DECK	220		56.80	12,495		
STORIES(FAR)	0	1.00		ROOF COVER	0		1.00										
ROOMS	0	1.00		FLOOR COVER	0		1.00										
BEDROOMS	0	1.00		INT. FINISH	0		1.00										
BATHROOMS	0	1.00		HEATING/COOLING	0		1.00										
FIXTURES	0	1.00		FUEL SOURCE	0		1.00										
UNITS	0	1.00															
																EFF.YR/AGE	0 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$290,600