

Key: 2038

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.075

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCNULTY JAMES P PO BOX 1045 TRURO, MA 02666-1045		43-166-0		4 MORRIS AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCNULTY JAMES P		12/18/2009	99	24246-38	
MCNULTY JAMES P & MARGARE		02/23/2004	99	18243-172	
FOUR MORRIS AVE TRUST		10/16/2003	99	17800-309	

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 %
FY2018		35	RES EXEMPT		11/03/2017		0 0
00-142	10/01/2000	8	BARN	10,000	02/15/2002	BT	100 100
94-135	10/14/1994	1	SINGLE FAM R	150,000	06/01/1997		100 100

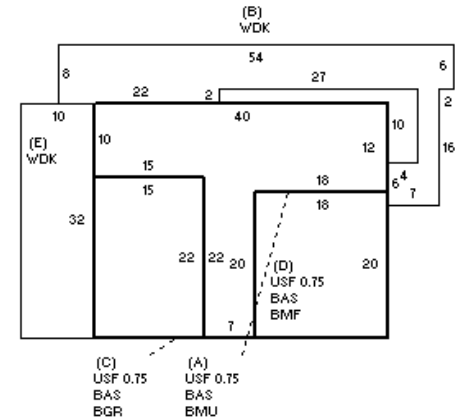
LAND

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	360,100	1.00	1	1.00	R03	1.00	279,080
300	A	0.035	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00	960

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY09 NBHD REVIEW = REMVD TOPO.				LAND	280,000	243,500
Inf1	NO ADJ		BUILDING	642,500	552,500			
Inf2	NO ADJ		DETACHED	11,000	10,500			
			OTHER	0	0	TOTAL	933,500	806,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A	1.00	A 0.75 40*16	2000	640	22.97	11,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	LG
MODEL	1		RESIDENTIAL	LIST	11/9/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	880,105
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	590		89.86	53,017		
\$NLA(RCN)	\$393	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,280	1995	330.86	423,496		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	960	1995	257.68	247,374		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	760		49.58	37,683		
				FLOOR COVER	2	SOFTWOOD	1.00	C	BGR	N	SF BSMT GARAGE	330		104.81	34,588		
				INT. FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH	360		157.16	56,577		
				HEATING/COOLING	12	OTHER	1.00	F22	O		FPL 2S 2OP	1		23,170.40	23,170		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$642,500