

Key: 2092

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.127

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SMD MARY'S WISH TRUST TRS: STEPHEN M DIGIOVANNI PO BOX 49 TRURO, MA 02666				45-6-0				6 MARYS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
SMD MARY'S WISH TRUST				12/31/2019	A	1 32592-58						
DIGIOVANNI MARY G				05/27/2005	99	19870-136						
D L Q REALTY TR				12/13/2001	99	14570-036						
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
300	A	0.925	11	1.00	1	192,500	1.00	1	1.00	WF2	7.00	178,060

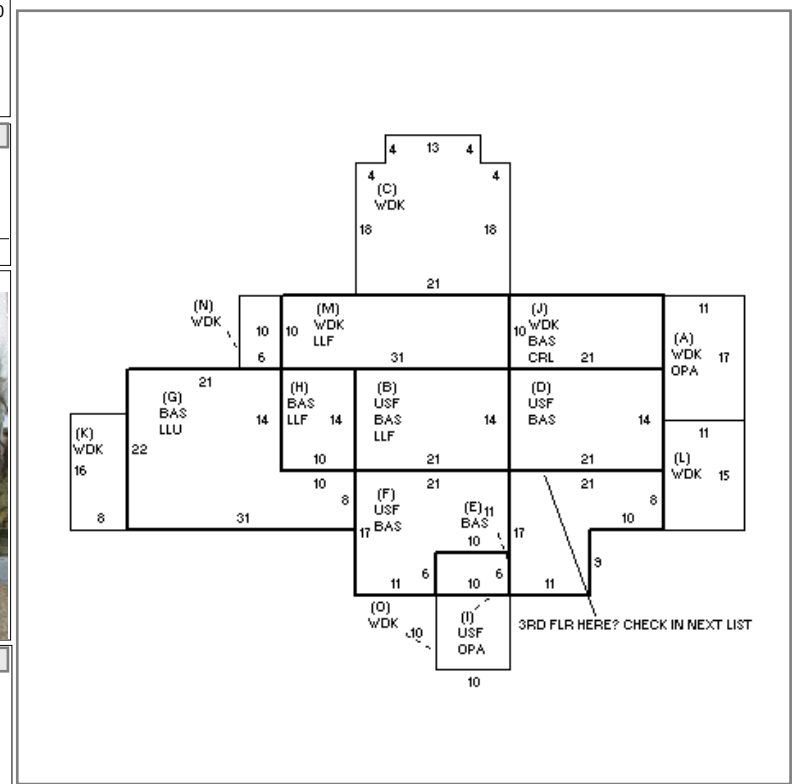
TOTAL	1.700 Acres	ZONING	RES	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY02 REDIVISION=NEW LOT 3. FY10 STREET NAME CHANGE PER 4/28/09 ATM VOTE.			LAND	2,131,600	1,853,300
Infl1	NO ADJ		BUILDING	1,142,100	933,000			
Infl2	NO ADJ		DETACHED	800	800			
						OTHER	391,400	321,700
						TOTAL	3,665,900	3,108,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	E 1.00 7*7	2020	49	17.17	800



BLDG COMMENTS
2022 MLS listed 6 bedrooms. 8/10/2020
Tenant-occupied, did not leave tag (C-19).
TENANT-OCCUPIED 7/1/13, DID NOT LEAVE
CALLBACK CARD.

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
NO PERMIT		20	NO PERMIT		12/14/2020	LG	0 0
15-177	07/14/2015	90	BP NVC	8,300			100 100
06-250	10/25/2006	90	BP NVC	25,000	05/03/2007	RJM	100 100
04-154	09/09/2004	7	GARAGE	125,000	09/22/2006	LVM	100 100
03-232	11/20/2003	7	GARAGE	38,000			100 100



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/1/2013	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,733	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	OPA	N	OPEN PORCH	247		101.64	25,105
\$NLA(RCN)	\$450	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	LLF	L	LOWER LEVEL FIN	744	1969	295.75	220,035
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	945	1969	339.17	320,518
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,590		65.26	103,768
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	2,044	1969	413.93	846,073
				INT. FINISH	2	DRYWALL	1.00	G	LLU	N	LOWER LEVEL UNF	542		225.33	122,128
				HEATING/COOLING	1	FORCED AIR	1.00	J	CRL	N	CRAWL SPACE	210		59.38	12,471
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		21,784.70	21,785
								ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,679,582
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$1,142,100

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TRS: STEPHEN M DIGIOVANNI				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 49											
TRURO, MA 02666											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	391,400	
Inf1		BUILDING			
Inf2		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/14/2020



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2020	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/1/2013	EST	PER SEPT2006 LIST, THE 2ND FLR=1 RM W/KITCH & SMALL STOVE/OVEN & BATH. THE 1ST FLR HAS VERY SMALL FULL BATH W/SHOWER STALL AND SINGLE BAY GARAGE.
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/6/2021	MR	
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	2005	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	471,537				
NET AREA	900	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	900		109.85	98,864	CONDITION ELEM	CD				
\$NLA(RCN)	\$524	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	900	2005	377.79	340,010						
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	476		59.80	28,464						
				ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00							
				FLOOR COVER	1	HARDWOOD	1.00														
				INT. FINISH	2	DRYWALL	1.00														
				HEATING/COOLING	7	FL./WALL FURN.	0.98														
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2005 / 17		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$391,400		

