

Key: 2171

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.208

LEGAL

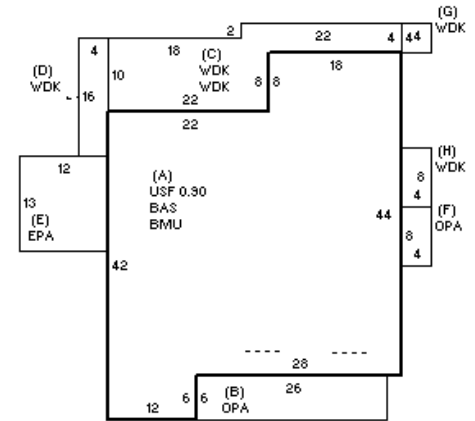
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCCABE ALLYSON T 2006 TRUST TRS: MCCABE ALLYSON T PO BOX 601 HINGHAM, MA 02043				45-62-0				11 RESOLUTION RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCABE ALLYSON T 2006 TRU				04/08/2009	99		23595-67					
MCCABE DAVID C &				05/02/2001	P	205,000	13791-348					
FRAPPAOLO CARL J &				12/03/1997	QS	73,000	11095-089					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00	576,160	1.00 1	1.00 V7	1.60			446,520
300	A	0.055 13	1.00 1	1.00 1	1.00	44,000	1.00 1	1.00 V7	1.60			2,420

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	%
11-037	03/08/2011	3	REPAIR/REMOD	180,000	02/28/2011	FC	100	100
01-194	11/05/2001	1	SINGLE FAM R	196,000	10/06/2003	LVM	100	100

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	448,900	390,300
Inf1	NO ADJ					BUILDING	1,204,300	996,000
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,653,200	1,386,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2021	LG
MODEL	1		RESIDENTIAL	LIST	9/19/2012	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,146	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,656		89.32	147,911
\$NLA(RCN)	\$467	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,656	2002	419.13	694,072
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,490	2002	320.91	478,157
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	188		105.88	19,905
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	712		64.40	45,856
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	156		188.27	29,370
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F23	O	FPL 2S 3OP	1		46,437.30	46,437	
FIXTURES	10	\$7,000		FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		0.00		
UNITS	0	1.00													

TOTAL RCN	1,468,708
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$1,204,300