

Key: 2213

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.260

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
TOBIN JOHN P & DONNA T PO BOX 1291 TRURO, MA 02666										45-110-0				4 HIGH RIDGE RD EXT			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
TOBIN JOHN P & DONNA T										09/21/2020	QS	1,070,000	33278-150				
IORFINO ANTONINO & BARBAR										11/07/1997	QS	163,000	11051-132				
SCHMITT WALTER F										03/14/1995	99		9586-206				


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 %
FY2023		35	RES EXEMPT		08/30/2022		0 0
22-170X	04/12/2022	4	REHAB	13,866	10/25/2022	LG	100 100
21-239X	07/12/2021	4	REHAB	72,574	10/28/2021	LG	100 100
00-002	01/01/2000	1	SINGLE FAM R	300,000	06/29/2003	TEG	100 100

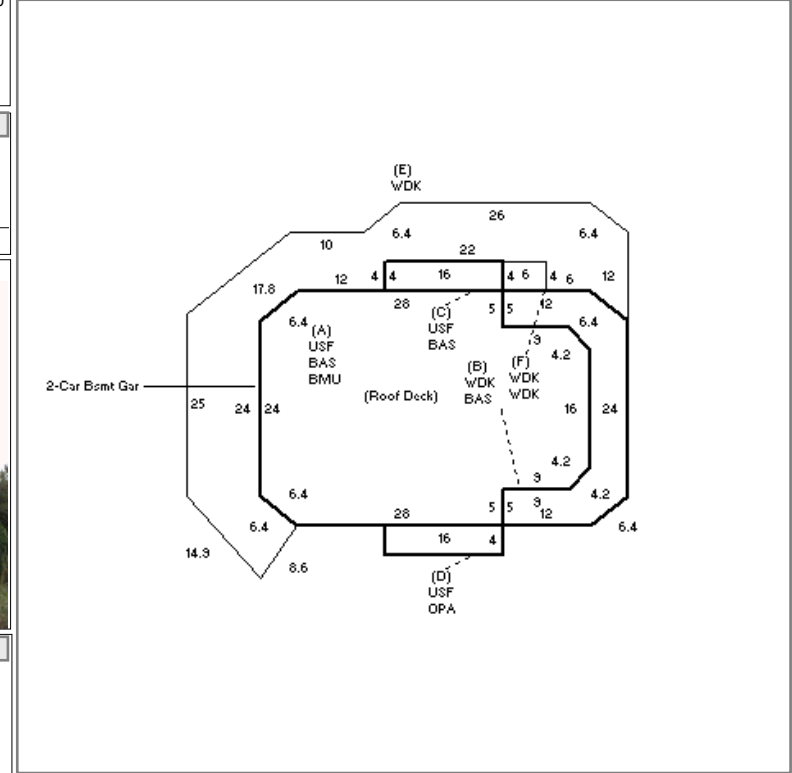
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.555	11	1.00	1	48,125	1.00	1	1.00	V7	1.75	26,710

DETACHED

TOTAL	1.330 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		NOTE			LAND	515,100	447,900	
Inf1	NO ADJ			BUILDING	1,137,400	938,000			
Inf2	NO ADJ			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	1,652,500	1,385,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/25/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/25/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ROOF DECK 434 SF

G

YEAR BLT	2000	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,387,121
NET AREA	3,043	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,291		94.00	121,357	CONDITION ELEM	CD
\$NLA(RCN)	\$456	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,419	2000	317.94	451,155		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,624	2000	415.25	674,358		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	64		143.55	9,187		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,139		63.81	72,677		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	434		68.06	29,540			
				HEATING/COOLING	3	RADIANT	1.02	BMG	O	BSMT GARAGE	2		10,222.85	20,446			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				
								ODS	O	OUT DOOR SHOWER	1		0.00				

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$1,137,400	