

Key: 2251

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.296

LEGAL

LAND

DETACHED

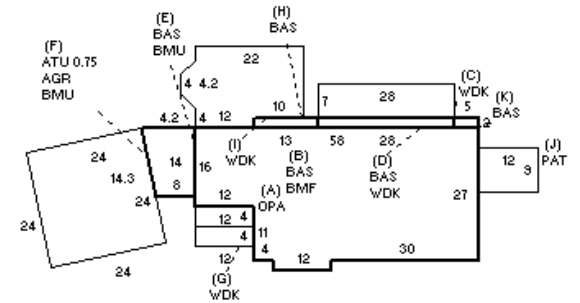
BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|-----------------------------------------------------------------------------------------------|---|----------|------|------------|------|------------|--------------|--------------|-----|------|------------|-----------|
| CIRINO MARIA A & DONAHUE PAMELA C/O DONAHUE PAMELA C PO BOX 380 TRURO, MA 02666-0380 | | | | 46-23-0 | | | | 9 JOSEPHS RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| CIRINO MARIA A & DONAHUE P | | | | 04/12/2013 | QS | 384,000 | 27288-208 | | | | | |
| MINER LISA J | | | | 12/31/2001 | 99 | | 12334-266 | | | | | |
| PECCE LISA J | | | | 06/14/1999 | H | | 12334-266 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.560 | 14 | 1.00 | T11 | 0.90 | 1 | 1.00 | R03 | 1.15 | | 261,310 |

| 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 | | 04/23/2018 | | | 0 |
| 16-091 | 05/04/2016 | 90 | BP NVC | 5,200 | 04/27/2017 | LG | 100 | 100 |
| 12-329 | 11/27/2012 | 90 | BP NVC | 1,875 | 12/11/2012 | FC | 100 | 100 |
| 11-222 | 10/25/2011 | 7 | GARAGE | 150,000 | 11/18/2013 | BE | 100 | 100 |
| 11-187 | 09/26/2011 | 90 | BP NVC | 750 | 02/22/2012 | FC | 100 | 100 |

| TOTAL | 24,394 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|--------------|--------|-----|------|---|----------|----------------|----------------|
| Nbhd | TRURO CENTER | NOTE | | | | LAND | 261,300 | 197,600 |
| Inf1 | TOPOGRAPHY | | | | | BUILDING | 720,900 | 585,300 |
| Inf2 | NO ADJ | | | | | DETACHED | 2,600 | 2,600 |
| | | | | | | OTHER | 0 | 0 |
| TOTAL | | | | | | | 984,800 | 785,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------------|----|-------|-----------|-------|
| PTD | A | 1.00 | A 0.75 @ HTB 11*14 | | 154 | 2.30 | 300 |
| HTB | A | 1.00 | A 0.75 7' ROUND | | 1 | 2,730.40 | 2,000 |
| PTD | G | 1.18 | A 0.75 FRONT IRREG | | 168 | 2.71 | 300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/18/2021 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/18/2013 | BE |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/29/2010 | MR |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1987 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,029,921 |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,683 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | OPA | N | OPEN PORCH | 48 | | 136.65 | 6,559 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$612 | OVERALL | 1.030 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | B | BMF | N | BSMT FINISH | 1,458 | | 135.90 | 198,141 | | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | ATT WOOD DECK | 675 | | 54.46 | 36,760 | | |
| STORIES(FAR) | 1 | 1.00 | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 709 | | 91.99 | 65,221 | | |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | BAS | L | BAS AREA | 133 | 2005 | 354.40 | 47,135 | | |
| BEDROOMS | 4 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | F | AGR | N | ATTACHED GARAGE | 576 | | 109.19 | 62,895 | | |
| BATHROOMS | 3 | 1.00 | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F | ATU | N | UNFIN ATTIC | 432 | | 97.72 | 42,215 | | |
| FIXTURES | 9 | \$6,300 | | FUEL SOURCE | 1 | OIL | 1.00 | + | BAS | L | BAS AREA | 1,550 | 1987 | 354.40 | 549,323 | | |
| UNITS | 0 | 1.00 | | | | | | J | PAT | N | PATIO | 108 | | 21.14 | 2,284 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1989 / 33 |
| | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | RCNLD | \$720,900 |