

Key: 2260

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.306

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SKA FAMILY TRUST TRS: RODERICK SUSAN PO BOX 64 NO TRURO, MA 02652-0064				46-32-0				14 JOSEPHS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SKA FAMILY TRUST				03/02/2009	99	23491-270					
RODERICK BERNARD P & SUSAN				11/20/1987	QS	180,100		6030-257			

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	%
21-263X	08/02/2021	90	BP NVC	9,389	12/09/2021	LG	100	100
18-98X	03/27/2018	90	BP NVC		01/10/2020	LG	100	100
FY2018		35	RES EXEMPT		11/03/2017		0	0
16-288X	12/01/2016	90	BP NVC	1,629	07/19/2018	JN	100	100
15-034	03/12/2015	90	BP NVC	6,103	10/20/2015	FC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.550	14	1.00	1	1.00	1	1.00	R03	1.15		288,740

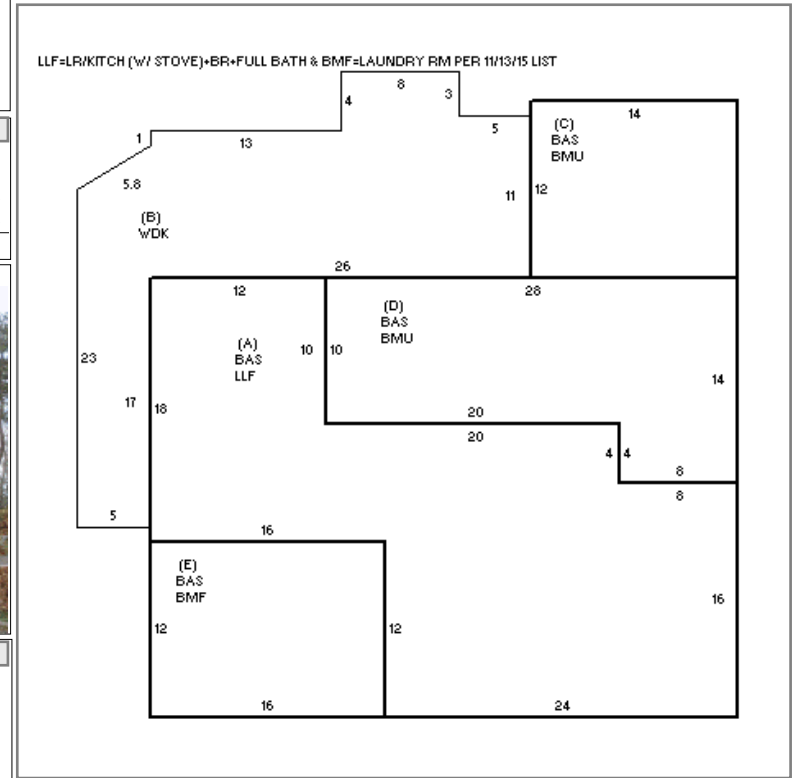
TOTAL	23,958 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE FY17=DELETED PTD (=BASKETBALL COURT - N/V)				LAND	288,700	218,300
Inf1	NO ADJ		BUILDING	474,900	403,200			
Inf2	NO ADJ		DETACHED	1,200	1,100			
					OTHER	0	0	
<b>TOTAL</b>						<b>764,800</b>	<b>622,600</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12	2001	96	16.47	1,200



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/13/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	696	1975	208.35	145,009
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,200	1975	306.79	368,153
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	420		49.04	20,598
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	480		83.32	39,995
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	168	2007	306.80	51,542
INT. FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	192		145.73	27,980
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		11,049.70	11,050
FUEL SOURCE	1	OIL	1.00	KIT	O	XTRA KITCHEN		1		16,909.60	16,910
				ODS	O	OUT DOOR SHOWER		1		0.00	



YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	2,064	DETAIL ADJ	1.000
\$NLA(RCN)	\$333	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	10	\$7,000	
UNITS	1	1.00	

TOTAL RCN	688,236
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$474,900