

Key: 2286

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.332

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FITZPATRICK MICHAEL & C/O MICHAEL S FITZPATRICK LT & 6 WILKINS PL ROSLINDALE, MA 02131				46-58-0				3 SOCIETY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MICHAEL S FITZPATRICK LT				04/21/2023	A	1	35743-37					
FITZPATRICK MICHAEL &				05/18/2018	QS	505,000	31276-113					
VALLELY PHILIP J & ELAINE				05/06/2002	QS	405,000	15128-44					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.519	14	1.00	1	1.00	1	1.00	R03	1.15		283,660

LAND

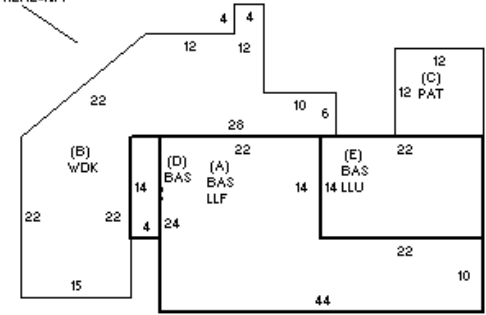
TOTAL	22,626 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	283,700	214,500
Inf1	NO ADJ		BUILDING	422,100	358,100			
Inf2	NO ADJ		DETACHED	1,100	1,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>706,900</b>	<b>573,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10 A	0.75 8X10		80	18.12	1,100



SMALL GAZEBO HERE-W/V



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/28/2015	FC
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
PER 6/20/18 Rental Reg Insp: LLF=FAM RM W/ WDSTV+Bedroom.

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YEAR BLT	1970	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	602,962		
NET AREA	1,860	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	748	1970	206.30	154,316	CONDITION ELEM	CD		
\$NLA(RCN)	\$324	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	749		45.53	34,099				
				ROOF SHAPE	1	GABLE	1.00	C	PAT	N	PATIO	144		17.68	2,545				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,112	1970	306.79	341,155				
				FLOOR COVER	4	TILE	1.00	E	LLU	N	LOWER LEVEL UNF	308		157.18	48,412				
				INT. FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		15,196.50	15,197				
				HEATING/COOLING	1	FORCED AIR	1.00		MST	O	MASONRY STACK	1		3,039.10	3,039				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$422,100