

Key: 230

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 170

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ONBASHIAN ALICE T LIFE ESTATE ALICE T ONBASHIAN IRREVOC TRUS PO BOX 486 NO TRURO, MA 02652				6-4-0				535 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ONBASHIAN ALICE T LIFE ES				04/19/2018	F	1	31211-305				
ONBASHIAN ALICE T				09/20/2010	J	175,000	845-136+				
ERAMIAN ROBERT G &				06/23/2008	99		845-136+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-250	10/21/2016	2	ADDITION	15,000	10/26/2018	LG	100	100
13-03S	05/24/2013	99	ALL OTHER		12/30/2013	FC	100	100
	05/24/2013	30	CHECK DATA		12/30/2013	FC	100	100
11-172	09/13/2011	3	REPAIR/REMOD	35,000	02/06/2013	FC	100	100
11-071	04/25/2011	3	REPAIR/REMOD	20,000	04/30/2012	FC	100	100

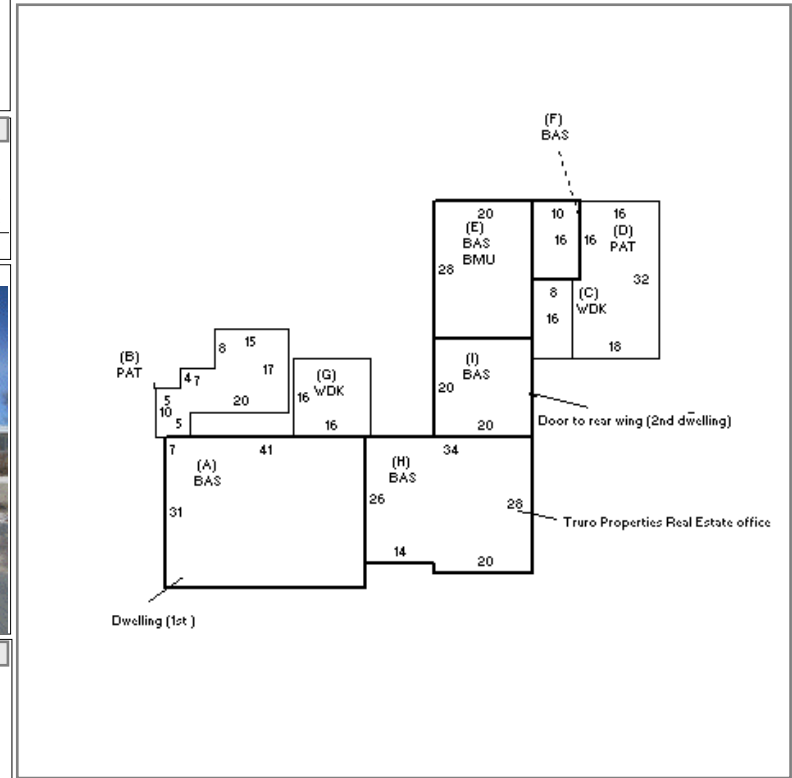
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.410	10	1.00	1	1.00	1.00	630,175	1.55	1	1.00	V1	1.75		401,610

TOTAL	17,860 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N O T E	FY03=2001 PLAN+BOUNDARY AGREEMENT GRANTS SMALL AREA TO 06-005.			LAND	401,600	349,200
Inf1	NO ADJ		BUILDING	728,400	627,100			
Inf2	NO ADJ		DETACHED	3,200	3,000			
			OTHER	0	0			
TOTAL			1,133,200	979,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	G 0.90	12 X 20	2005	240	14.85	3,200



BLDG COMMENTS
Front right section is Truro Properties real estate office.



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/23/2022	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,315	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BAS	L	BAS AREA	2,195	1950	267.20	586,509
\$NLA(RCN)	\$301	OVERALL	0.979	EXT. COVER	1	WOOD SHINGLES	1.00	+	PAT	N	PATIO	922		12.53	11,551
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	384		48.76	18,725
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	BMU	N	BSMT UNFINISHED	560		77.97	43,666
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BAS AREA	1,120	1980	267.20	299,267
				INT. FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		10,340.40	10,340	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GEN	O	GENERATOR	1		0.00		
				FUEL SOURCE	2	GAS	1.00	KIT	O	XTRA KITCHEN	1		15,824.10	15,824	
								ODS	O	OUT DOOR SHOWER	2		0.00		

TOTAL RCN	997,781
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$728,400