

Key: 2301

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.349

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
TR UNDER AGREEMENT 9/10/98		46-73-0		10 GOSPEL PATH	
TRS: MCGUIRE NOMI VANESSA		TRANSFER HISTORY		DOS	T
PO BOX 632		TR UNDER AGREEMENT 9/10/9		08/10/2004	99
TRURO, MA 02666-0632		TR UNDER AGREEMENT 9/10/9		10/13/1998	F
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2
100	A	0.775 14 1.00	1	1.00	1
300	A	0.725 14 1.00	1	1.00	1
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
468,130	1.00	1	1.00	R05	1.30
35,750	1.00	1	1.00	R05	1.30
					ADJ VALUE
					362,800
					25,920

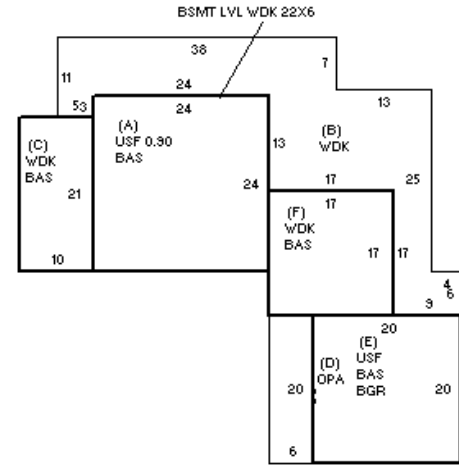
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-007X	01/13/2020	90	BP NVC	18,800	06/16/2020	LG	100 100
02-104	05/24/2002	7	GARAGE	17,000	04/10/2003	BT	100 100
94-48	05/09/1994	2	ADDITION	20,000	06/10/1994		100 100

TOTAL	1.500 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	388,700	299,000
Inf1	NO ADJ					BUILDING	943,600	770,900
Inf2	NO ADJ					DETACHED	8,400	8,000
						OTHER	0	0
						TOTAL	1,340,700	1,077,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.18 G	0.90 13*20	2002	260	34.40	8,100
CAN	G	1.18 G	0.90 13*3 ON DGF	2002	39	8.50	300



BLDG COMMENTS
HAS 2 ODS (ATTACHED & DETACHED). BMF=BR PER 11/16/15 MEAS.



SEC A HAS 2 DORMERS (12' FRONT+20' REAR); SEC E HAS 2 DORMERS (16' LEFT+16' RIGHT)

BSMT UNDER SEC A+F-BMU@637 SF+BMF@168 SF

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/16/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,367,572			
NET AREA	2,561	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,475	1986	445.77	657,512					
\$NLA(RCN)	\$534	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	918	1986	350.65	321,898					
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	1,226		67.47	82,721					
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	120		116.76	14,011					
				FLOOR COVER	1	HARDWOOD	1.00	E	BGR	N	SF BSMT GARAGE	400		142.63	57,052					
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	168	1986	311.52	52,335					
				HEATING/COOLING	2	HOT WATER	1.02		LLU	N	LOWER LEVEL UNF	697		228.64	159,364					
				FUEL SOURCE	1	OIL	1.00		WDK	N	ATT WOOD DECK	132		89.96	11,875					
												MST	O	MASONRY STACK	1	4,504.10	4,504			
												ODS	O	OUT DOOR SHOWER		0.00				
												ODS	O	OUT DOOR SHOWER		0.00				
												TOTAL RCN		1,367,572		CONDITION ELEM		CD		
												EFF.YR/AGE		1986 / 36		COND		31 31 %		
												FUNC		0		ECON		0		
												DEPR		31 % GD		69		RCNLD		\$943,600