

Key: 2302

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.350

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
S & J NOMINEE TRUST				46-74-0				14 GOSPEL PATH				
TRS: COHEN, SUSAN R ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
C/O SUSAN COHEN				S & J NOMINEE TRUST				10/06/1995	QS	178,000	9874-301	
40 N MAIN ST #1												
NATICK, MA 01760												

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	%
96-018	02/21/1996	10	ALL OTHERS	16,000	06/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	R05	1.30		362,800
300	A	0.825	14	1.00	1	1.00	1	1.00	R05	1.30		29,490

TOTAL	1.600 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	392,300	301,700
Inf1	NO ADJ		BUILDING	491,000	416,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	883,300	718,400

LLF=BR (2 SECTIONS FRONT+REAR BUT NO DOOR BETWEEN)+FULL BATH

PHOTO 04/21/2016

BLDG COMMENTS

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2016	FC
MODEL	1		RESIDENTIAL	LIST	8/10/2012	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$376	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$6,300
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,152		73.17	84,297
+	BAS	L	BAS AREA	1,536	1970	315.82	485,095
+	WDK	N	ATT WOOD DECK	636		47.80	30,402
C	OPA	N	OPEN PORCH	264		74.45	19,654
D	LLF	L	LOWER LEVEL FIN	384	1970	220.71	84,752
	F11	O	FPL 1S 1OP	1		11,488.40	11,488
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	721,989
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$491,000