

Key: 2307

Town of TRURO - Fiscal Year 2025

10/8/2024 5:57 pm SEQ #: 2.361

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
WAYNE T MCCABE TR OF 5-30-07				46-79-0				2 TOMS HILL RD					
TRS: MCCABE CAROL A & KAREN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 662				WAYNE T MCCABE TR OF 5-30				03/06/2014	A		28020-195		
TRURO, MA 02666-0662				MCCABE WAYNE T ESTATE OF				02/14/2012	99		22079-272+		
				MCCABE WAYNE T & CAROL A				06/04/2007	99		22079-272		

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	%
FY2018		35	RES EXEMPT		10/13/2017		0	0
85-127	02/05/1985	1	SINGLE FAM R		08/21/1989	SW	100	100

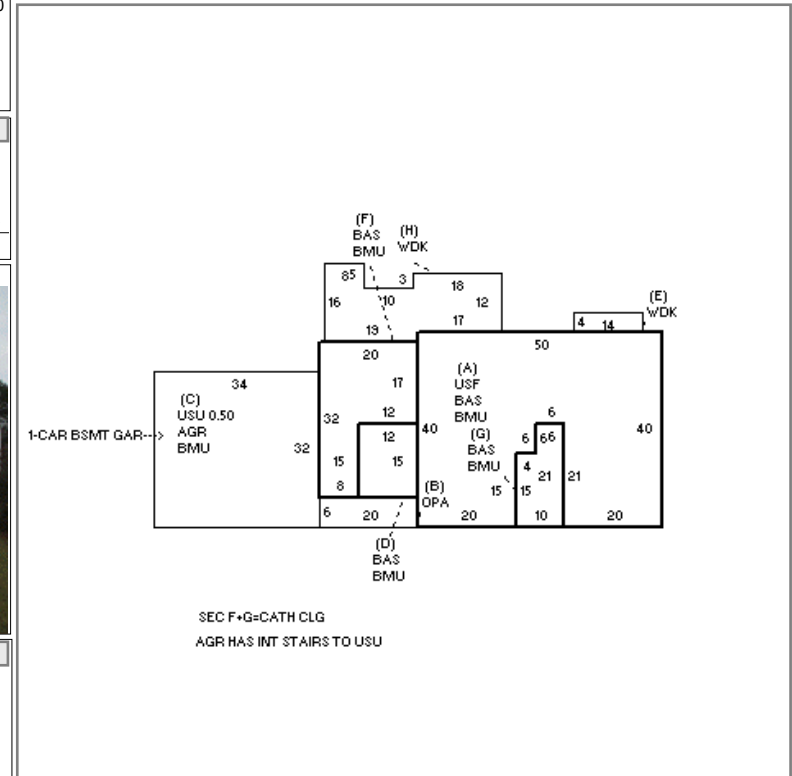
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1.00	1	1.00	R08	1.45		408,710
300	A	2.255	13	1.00	1	1.00	1	1.00	R08	1.45		90,900

TOTAL	3.030 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		NOTE	GUL HAS INTERIOR STAIRS TO UNFIN STORAGE.			LAND	499,600	494,600
Inf1	NO ADJ			BUILDING	1,690,400	1,555,500			
Inf2	NO ADJ			DETACHED	50,900	50,400			
				OTHER	0	0	TOTAL	2,240,900	2,100,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	+	1.10	G 0.90 30X36	1986	1,080	52.36	50,900



BLDG COMMENTS
Per 2024 List, attached garage has interior stairs to unfinished storage space.



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2024	LG
MODEL	1		RESIDENTIAL	LIST	3/13/2024	LG
STYLE	5	1.10	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,454	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	3,728		86.70	323,215
\$NLA(RCN)	\$550	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,994	1986	432.71	862,820
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,814	1986	339.73	616,265
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	120		120.57	14,468
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATTACHED GARAGE	1,088		136.48	148,486
				INT. FINISH	2	DRYWALL	1.00	C	USU	N	UPPER STORY UNF	544		205.65	111,876
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	512		69.67	35,669
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BAS AREA	646	1986	432.71	279,530
									BMG	O	BSMT GARAGE	1		11,163.00	11,163
									F21	O	FPL 2S 1OP	1		23,256.40	23,256
									GEN	O	GENERATOR	1		0.00	
									GFP	O	GAS FIREPLACE	1		13,954.10	13,954

TOTAL RCN	2,449,802	
CONDITION ELEM	CD	
EFF.YR/AGE	1986 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$1,690,400	