

Key: 2313

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.361

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|---|----------------|--------------|
| AARON FAMILY REALTY TR 1995 TRS: BROOKS FRAN & AARON JULIAN PO BOX 684 TRURO, MA 02666 | | 46-85-0 | | 13 GOSPEL PATH | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| AARON FAMILY REALTY TR 19 | | 02/27/1995 | F | | 9568-179 |

| 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 % |
| 20-237X FY2018 | 08/31/2020 | 4 35 | REHAB RES EXEMPT | 38,790 | 11/17/2020 04/23/2018 | LG | 100 0 100 |

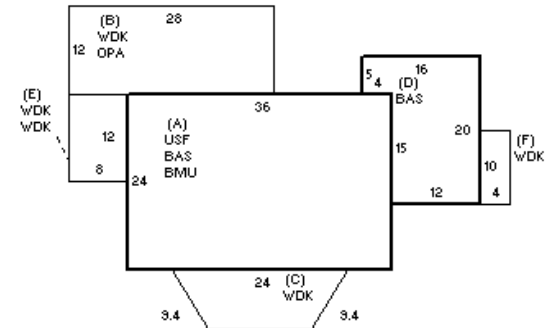
LAND

| 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 | 468,130 | 1.00 | 1 | 1.30 | 362,800 |
| 300 | A | 0.085 | 14 | 1.00 | 1 | 1.00 | 1 | 1.00 | 35,750 | 1.00 | 1 | 1.30 | 3,040 |

| | | | | | | | | |
|-------|--------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 37,462 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | TRURO CENTER | NOTE | | | | LAND | 365,800 | 281,400 |
| Inf1 | NO ADJ | | BUILDING | 518,500 | 446,500 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 884,300 | 727,900 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/22/2016 | FC |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/22/2016 | FC |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 11/29/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1974 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 740,685 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 1,988 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 77.92 | 67,321 | | |
| \$NLA(RCN) | \$373 | OVERALL | 1.070 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USF | L | UP-STRY FIN | 864 | 1974 | 253.16 | 218,729 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 336 | | 71.65 | 24,075 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK | 720 | | 48.71 | 35,073 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BAS AREA | 1,124 | 1974 | 328.27 | 368,975 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F21 | O | FPL 2S 1OP | | 1 | | 16,260.20 | 16,260 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | MST | O | MASONRY STACK | | 1 | | 3,251.80 | 3,252 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUT DOOR SHOWER | | 1 | | 0.00 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1992 / 30 |
| | | | | | | | | | | | | | | | | COND | 30 30% |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | RCNLD | \$518,500 |