

Key: 2340

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.390

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CURRENT OWNER										PARCEL ID				LOCATION			
DEVIRGILIO VINCENT J & GRAY DAVID L PO BOX 483 TRURO, MA 02666										46-112-0				1 RYANS WAY			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
										10/13/2017	QS	665,250	30827-195				
										04/21/2015	F		28810-258				
										05/11/1998	QS	328,000	11417-123				

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	%
CYC FY2023	05/16/2023	30	CHECK DATA		09/20/2022	LG	100	100
19-121	04/29/2019	10	RES EXEMPT		10/20/2022		0	0
16-183X	08/25/2016	3	REPAIR/REMOD	24,561	08/13/2019	LG	100	100
92-012	01/24/1992	2	ADDITION	10,000	01/13/2017	LG	100	100
				2,000	07/13/1992		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	404,660
300	A	0.129	13	1.00	1	1.00	1	1.00	R08		1.45	5,140

TOTAL	39,379 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	10/13/17 Acreage chng from 39,204 per Deed Bk 30827 Pg 195.			LAND	409,800	356,300
Inf1	NO ADJ		BUILDING	642,100	492,100			
Inf2	NO ADJ		DETACHED	7,000	4,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,058,900</b>	<b>852,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
CPD	G+	1.25	G+ 0.95	12*27	2019	324	13.48	4,100
HTB	G	1.18	G 0.90	7*7		1	3,221.87	2,900



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2022	LG
MODEL	1		RESIDENTIAL	LIST	9/20/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplits (2). ATF= 8x16 finished attic (open loft accessible by pull-down ladder).

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YEAR BLT	1974	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	930,509	
NET AREA	2,433	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	686	1974	246.58	169,155	CONDITION ELEM	CD	
\$NLA(RCN)	\$382	OVERALL	1.055	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	448	1974	363.10	162,667			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	448	1974	288.62	129,302			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	851	1974	363.09	308,993			
				FLOOR COVER	4	TILE	1.00	+	WDK	N	ATT WOOD DECK	1,068		54.41	58,114			
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	120		167.44	20,092			
				HEATING/COOLING	1	FORCED AIR	1.00	H	ASH	N	ATT SHED	64		50.59	3,238			
				FUEL SOURCE	1	OIL	1.00		ATF	N	FINISHED ATTIC	128		189.65	24,275			
									F22	O	FPL 2S 2OP	1		25,428.10	25,428			
									KIT	O	XTRA KITCHEN	1		20,012.70	20,013			
									MST	O	MASONRY STACK	1		3,632.40	3,632			
									ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	1985 / 37	
																COND	31	31 %
																FUNC	0	
																ECON	0	
																DEPR	31	% GD 69
																RCNLD		\$642,100