

Key: 2371

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.424

LEG  
A  
L  
  
L  
A  
N  
D

CURRENT OWNER				PARCEL ID				LOCATION			
EDWARDS NANCY R PO BOX 27 TRURO, MA 02666-0027				46-149-0				259 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
EDWARDS NANCY R				09/15/1987	99			5927-038			

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	%
23-289X	08/02/2023	90	BP NVC	4,500				0 0
18-228X	07/17/2018	90	BP NVC	14,640	11/28/2018	LG	100	100
18-205	06/18/2018	3	REPAIR/REMOD	5,500	11/28/2018	LG	100	100
18-040X	02/07/2018	5	DEMO	3,500	11/28/2018	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017			0 0

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R01	0.80		223,260
300	A	0.465	12	1.00	1	1.00	1	1.00	R01	0.80		10,230

TOTAL	1.240 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO				NOTE				LAND	233,500	203,000
Infl1	NO ADJ								BUILDING	298,000	257,900
Infl2	NO ADJ								DETACHED	6,300	6,000
									OTHER	0	0
								TOTAL	537,800	466,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 A-	0.70 18*22		396	22.68	6,300



BLDG COMMENTS		
FPL NOT USEABLE (DAMPER GONE) PER 7/27/15 LIST.		

UNFIN ATTIC OVER P/O SEC A PER 5/11 LIST

D  
E  
T  
A  
C  
H  
E  
D

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/27/2015	FC
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/6/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

B  
U  
I  
L  
D  
I  
N  
G

YEAR BLT	1906	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,137
NET AREA	1,709	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,557		60.35	93,968		
\$NLA(RCN)	\$356	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,709	1906	275.26	470,426		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	192		53.58	10,287		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ENT	N	ENCL ENTRY	136		130.15	17,701		
				FLOOR COVER	3	W/W CARPET	1.00		ATU	N	UNFIN ATTIC	169		76.67	12,957		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP			0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1962 / 60
																COND	51 51 %
																FUNC	0
																ECON	0
																DEPR	51 % GD 49
																RCNLD	\$298,000