

Key: 2405

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.459

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|----------------------------------------------------------|--|------------|----|---------------------|--------------|
| DECKER LINDA DIANE PO BOX 412 TRURO, MA 02666-0412 | | 46-183-0 | | 6 FOURTH OF JULY RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DECKER LINDA DIANE | | 08/27/1982 | 99 | 17,000 | 3545-301+ |

| 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 % |
| 16-035 | 03/08/2016 | 90 | BP NVC | 897 | 07/17/2018 | JN | 100 100 |
| SS22 | 10/24/2006 | 50 | SPLIT SUB | | | | 100 100 |
| 89-186 | 12/01/1989 | 1 | SINGLE FAM R | 96,500 | 12/30/1989 | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.775 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.30 | | 362,800 |
| 300 | A | 0.145 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.30 | | 5,180 |

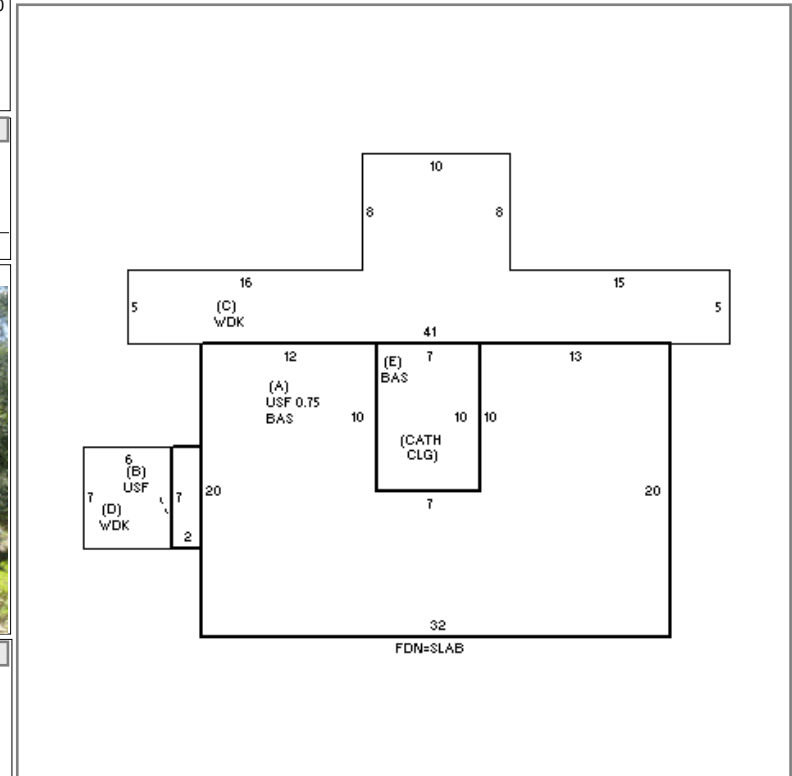
| TOTAL | 40,075 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|--------------------------------------------------------|----------------|----------------|----------|---------|----------|
| Nbhd | EAST TRURO | N O T E | ACRG INCREASED FY07 PER 2005 DEED & SUBDIV OF M47-P10. | | | LAND | 368,000 | 320,000 |
| Inf1 | NO ADJ | | BUILDING | 252,900 | 214,600 | | | |
| Inf2 | NO ADJ | | DETACHED | 600 | 600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 621,500 | 535,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A- 0.70 7*8 | | 56 | 16.47 | 600 |



PHOTO 08/13/2015

BLDG COMMENTS
HEAT=GAS RINNAI HEATER & WOODSTOVE ON 1ST FLR; HAS MINI-SPLIT UNIT FOR A/C ONLY ON 2ND FLR; ONLY 1 BR (2ND FLR SLEEPING AREA=OPEN LOFT) PER 8/13/15 LIST.



| BUILDING | CD | ADJ | DESC | MEASURE | 8/13/2015 | FC |
|----------|----|------|------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/13/2015 | FC |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/6/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [99%] | | | |

| YEAR BLT | 1989 | SIZE ADJ | 1.040 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 361,292 |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|---------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA | 1,082 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | A | BAS | L | BAS AREA | 570 | 1989 | 341.18 | 194,472 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$334 | OVERALL | 1.080 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USF | L | UP-STRY FIN | 428 | 1989 | 268.54 | 114,935 | | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UP-STRY FIN | 14 | 1989 | 268.53 | 3,759 | | |
| STORIES(FAR) | 1.5 | 1.00 | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK | 327 | | 57.38 | 18,763 | | |
| ROOMS | 3 | 1.00 | | FLOOR COVER | 4 | TILE | 1.00 | E | BAS | L | BAS AREA | 70 | 1989 | 341.18 | 23,883 | | |
| BEDROOMS | 1 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | MST | O | MASONRY STACK | 1 | | 3,379.70 | 3,380 | | | |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 7 | FL./WALL FURN. | 0.98 | ODS | O | OUT DOOR SHOWER | | | 0.00 | | | | |
| FIXTURES | 3 | \$2,100 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| UNITS | 1 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1989 / 33 |
| | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | RCNLD | \$252,900 |