Key: 2455

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,514

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MULDOON CHRISTOPHER & ASTA **6 BENSON RD** **ROCHESTER, MA 02770**	**46-235-0**	**2 BLACKFISH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MULDOON CHRISTOPHER & AST	05/04/2021	N	410,000	34077-303
EASTMAN HAROLD A	05/02/2018	F	1	31240-324
EASTMAN HAROLD A & ELIZAB	06/29/1984	99		4163-027

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	%
23-283	07/25/2023	80	SOLAR TAXABL	14,527			0	0
NP	03/02/2023	4	REHAB		03/02/2023	JN	100	100
23-060X	02/14/2023	90	BP NVC	2,172	03/09/2023	LG	100	100
21-273X	08/09/2021	4	REHAB	18,500	08/09/2022	LG	100	100
21-275X	08/09/2021	90	BP NVC	4,000	01/20/2022	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	414,115	1.00	1	1.00	R03	1.15			320,940
300	A	0.090	14	1.00	1	1.00	1	1.00	31,625	1.00	1	1.00	R03	1.15			2,850

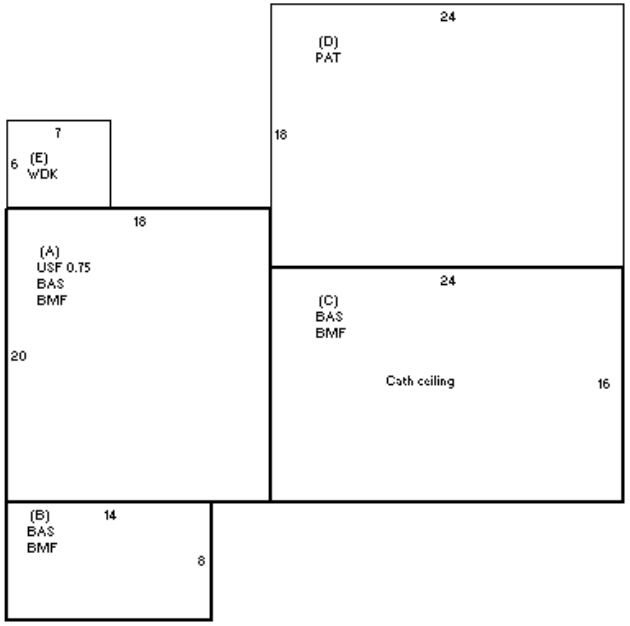
TOTAL	37,700 SF	ZONING	RES	FRNT	0
Nbhd	TRURO CENTER	NOTE	5/4/2021 SF chng per Deed 34077-303.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	323,800	244,800
BUILDING	458,300	246,000
DETACHED	1,400	1,400
OTHER	0	0
TOTAL	**783,500**	**492,200**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A-	0.70	8*16	1991	128	16.01	1,400

PHOTO 08/09/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2022	LG
LIST	8/21/2015	FC
REVIEW	11/29/2010	MR

BLDG COMMENTS

USF = sleeping loft open to Liv Rm below. Liv Rm open to basement via open spiral staircase. Minisplit. Three-bedroom septic (1980). 1 BR plus open sleeping loft..

YEAR BLT	1979	SIZE ADJ	1.040
NET AREA	1,126	DETAIL ADJ	1.000
$NLA(RCN)	$462	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	18	MINISPLIT	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH	856		144.26	123,486
+	BAS	L	BAS AREA	856	1979	347.50	297,457
A	USF	L	UP-STRY FIN	270	1979	274.89	74,222
D	PAT	N	PATIO	432		16.02	6,919
E	WDK	N	ATT WOOD DECK	42		99.69	4,187
	F11	O	FPL 1S 1OP	1		12,393.00	12,393

TOTAL RCN	520,763
CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$458,300