

Key: 2460

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.520

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DUNDAS JOHN R LIVING TRUST				46-242-0				4 BRIDGE RD				
TRS: DUNDAS JOHN R				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 649				DUNDAS JOHN R LIVING TRUS				10/05/2010	99		24887-78	
TRURO, MA 02666-0649				LA CASITA NOMINEE TRUST				10/16/2002	99		15745-156	
				DUNDAS JOHN R				11/02/2001	A	150,000	14405-335	

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	%
18-012X	01/16/2018	90	BP NVC	1,500			100	100
03-079	05/13/2003	10	ALL OTHERS	550	04/09/2004	BT	100	100
94-98	07/20/1994	2	ADDITION	15,000	09/05/1995		100	100

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	414,115	1.00	1	1.00	R03	1.15	320,940
300	A	0.005	14	1.00	1	31,625	1.00	1	1.00	R03	1.15	160

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	321,100	242,800
Inf1	NO ADJ		BUILDING	414,500	356,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>735,600</b>	<b>599,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MST=pellet/alternative fuel stove

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/22/2015	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,564	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	748		79.21	59,252
\$NLA(RCN)	\$402	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,564	1964	309.83	484,576
				ROOF SHAPE	1	GABLE	1.00	B	BGR	N	SF BSMT GARAGE	816		87.50	71,399
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	40		90.67	3,627
				FLOOR COVER	2	SOFTWOOD	1.00	D	PAT	N	PATIO	243		16.39	3,982
				INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		3,130.60	3,131
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		0.00	
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	628,065
CONDITION ELEM	CD
EFF.YR/AGE	1977 / 45
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$414,500

