

Key: 2463

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.523

LEGAL

LAND

DETAILED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAGIN JOHN PO BOX 222 TRURO, MA 02666-0222				46-246-0				12 SNOWS FIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAGIN JOHN				06/03/2010	99		24595-98					
BEATTY ROGER A ESTATE OF				10/31/2007	99		9730-286+					
BEATTY ROGER A				06/29/1995	QS	134,500	9730-286					
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	1.00 1	1.00	414,115	1.00 1	1.00 R03	1.15			320,940
300	A	0.135 14	1.00 1	1.00 1	1.00	31,625	1.00 1	1.00 R03	1.15			4,270

TOTAL	39,640 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N	HTB IN REAR ON GROUND. 6/6/95 SITE PLAN IN O BLDG DEPT SHOWS 20X8 BLDG AS "COTTAGE" BUT T IT IS AN UNFIN SHED PER 10/31/05 INT INSPEC BY E FC.			LAND	325,200	245,900
Inf1	NO ADJ	O				BUILDING	675,600	556,300
Inf2	NO ADJ	T				DETACHED	20,100	19,200
		E				OTHER	0	0
						TOTAL	1,020,900	821,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 20*8		160	15.54	1,900
DGF	A	1.00 A	0.75 24*26	1989	624	21.92	10,300
SNA	A	1.00 A	0.75 8*12	1997	96	81.80	5,900
HTB	A	1.00 A	0.75		1	2,730.40	2,000

PHOTO 08/25/2015

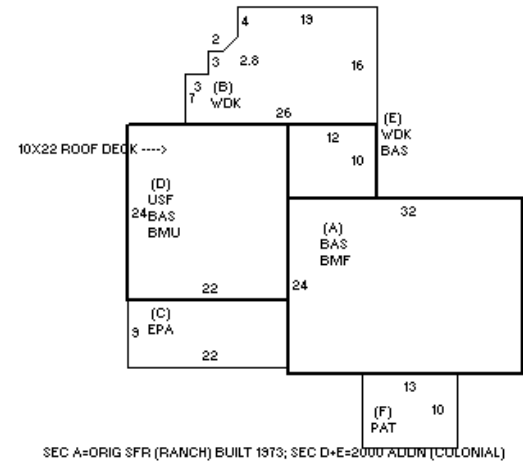


BLDG COMMENTS
BMF=REC AREA+COMPUTER RM (LOW QUAL) PER 12/20/02 LIST.

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/25/2015	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/14/2002	RS
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,944	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMF	N	BSMT FINISH	768		165.49	127,099
\$NLA(RCN)	\$496	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	487		59.75	29,100
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCL PORCH	198		163.76	32,424
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	528		101.52	53,605
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UP-STRY FIN	528	1973	297.14	156,888
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,416	1973	370.11	524,072
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02	F	PAT	N	PATIO	130		21.75	2,827
FIXTURES	8	\$5,600		FUEL SOURCE	2	GAS	1.00	WDK	N	ATT WOOD DECK	220		67.22	14,789	
UNITS	1	1.00						F21	O	FPL 2S 1OP	1		18,699.20	18,699	
								ODS	O	OUT DOOR SHOWER			0.00		

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	%
FY2019		35	RES EXEMPT		12/03/2018			0 0
00-059	04/01/2000	2	ADDITION	90,000	01/01/2001		100	100
97-157	10/01/1997	10	ALL OTHERS	1,130	04/01/1998		100	100
89-118	08/01/1989	7	GARAGE	10,000	12/31/1989		100	100



TOTAL RCN	965,104
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$675,600