

Key: 2492

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.557

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NICKERSON CAROL A PO BOX 171 NO TRURO, MA 02652-0171				46-275-0				5 TOWN HALL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NICKERSON CAROL A				12/16/1998	99		6978-315+				
NICKERSON RICHARD E & CAR				12/05/1989	99		6978-315				
POOLE LINDA VIPRINO				12/05/1989	99		6978-313				

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	%
19-145	05/15/2019	4	REHAB	10,000	11/15/2019	LG	100	100
19-135X	05/08/2019	90	BP NVC	14,500	11/15/2019	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
08-079	04/16/2008	90	BP NVC	3,050	04/20/2009	JH	100	100

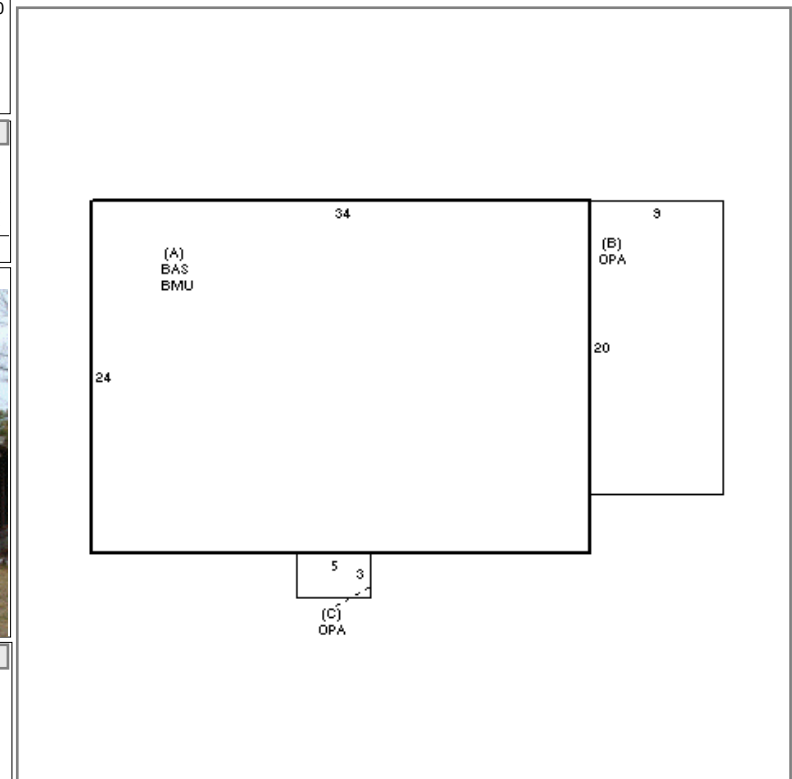
LAND

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	0.745 14	1.00 1	1.00 1	1.00	31,625	1.00 1	1.00 R03	1.15			23,560

TOTAL	1.520 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	344,500	260,500
Inf1	NO ADJ		BUILDING	245,500	208,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	590,000	468,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/14/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/14/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1966	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,681
NET AREA	816	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		75.71	61,776	CONDITION ELEM	CD
\$NLA(RCN)	\$430	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	816	1966	318.94	260,258		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	195		77.81	15,173		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		F11	O	FPL 1S 1OP	1		11,374.70	11,375		
				FLOOR COVER	99	N/A	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		0	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		1	1.00														
EFF.YR/AGE		1989 / 33															
COND	30 30 %																
FUNC	0																
ECON	0																
DEPR	30 % GD 70																
RCNLD	\$245,500																