

Key: 2522

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.589

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MACARA FAMILY TRUST TRS: MACARA MANUEL G JR PO BOX 827 NO TRURO, MA 02652-0827		46-313-0		1 HELENS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MACARA FAMILY TRUST		09/04/2007	99	22310-186	
MACARA MANUEL G JR & PATR		08/09/1991	I	45,000	7642-195

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	%
92-021	02/07/1992	9	DECK	600	06/18/1993		100	100
91-097	09/18/1991	1	SINGLE FAM R	75,000	08/05/1992		100	100

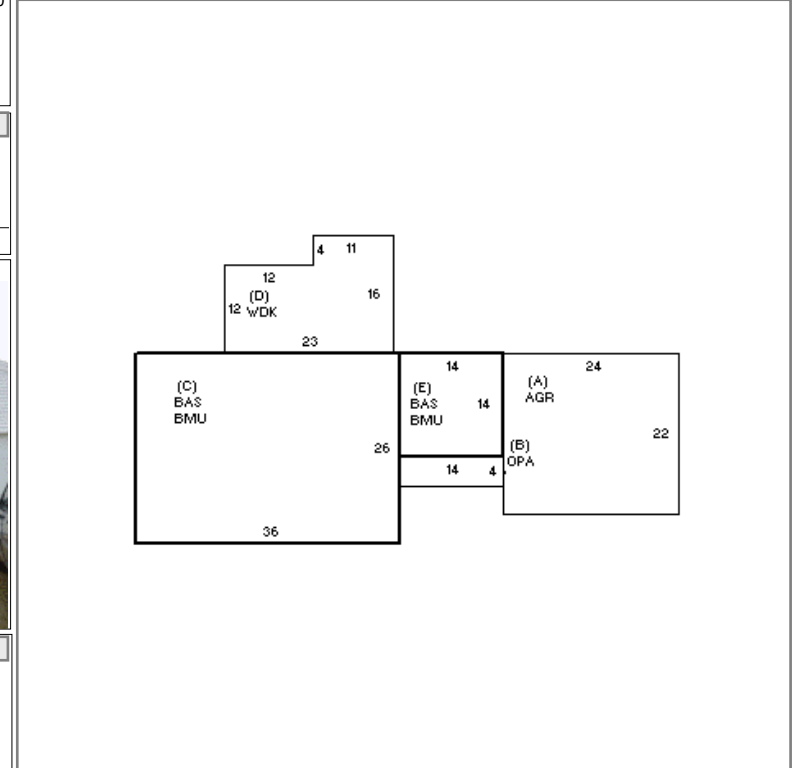
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1	1.00	1	1.00	1.00	R03	1.00		279,080
300	A	0.015	12 1.00	1	1.00	1	1.00	1.00	R03	1.00		410

TOTAL	34,412 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE			LAND	279,500	243,000	
Inf1	NO ADJ		BUILDING	368,900	313,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	648,400	556,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/27/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1991	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,950
NET AREA	1,132	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	528		98.05	51,770	CONDITION ELEM	CD
\$NLA(RCN)	\$466	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	56		107.56	6,023		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,132		73.20	82,857		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,132	1991	322.22	364,758		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	ATT WOOD DECK	320		54.19	17,341		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		0	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$4,200														
UNITS		1	1.00														
																EFF.YR/AGE	1991 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$368,900