

Key: 2564

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.630

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RODERICK STEPHEN P PO BOX 814 TRURO, MA 02666-0814				46-359-0				13 GLACIER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RODERICK STEPHEN P				05/14/2009	99		23703-115				
RODERICK STEPHEN P &				12/11/1998	J		11905-295				

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	%
CYC FY2018 14-020 91-134	06/15/2023	30	CHECK DATA		06/14/2023	LG	100	100
		35	RES EXEMPT		02/07/2018		0	0
	02/26/2014	3	REPAIR/REMOD	5,000	10/01/2015	FC	100	100
	10/01/1991	1	SINGLE FAM R	85,000	06/22/1993		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	R03	1.00		279,080
300	A	0.055	12	1.00	1	1.00	1	1.00	R03	1.00		1,510

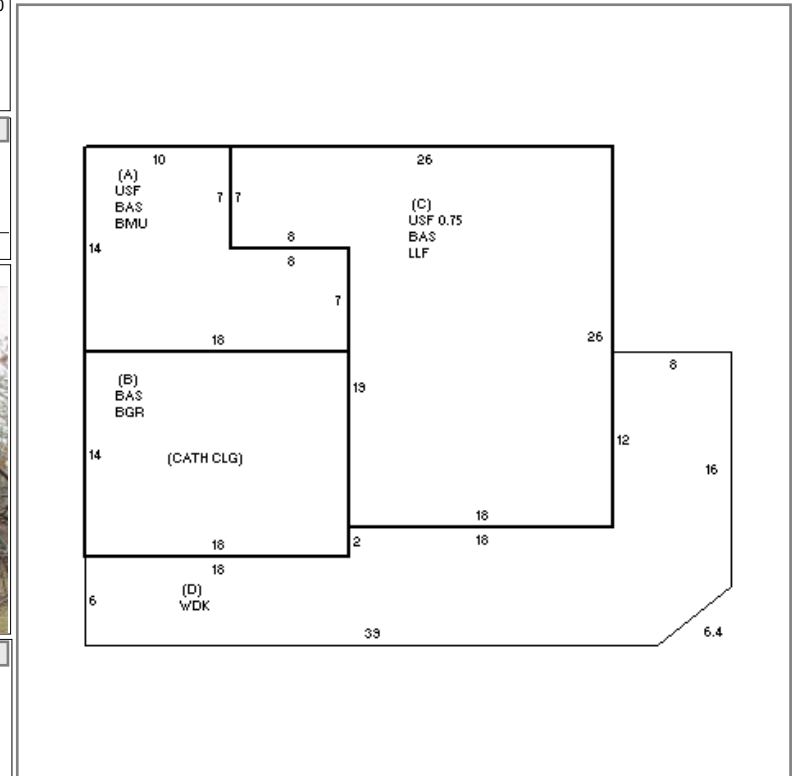
DETACHED

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	280,600	244,000
Inf1	NO ADJ		BUILDING	586,200	475,000			
Inf2	NO ADJ		DETACHED	1,700	1,600			
			OTHER	0	0			
						TOTAL	868,500	720,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 10*12		120	16.01	1,700



BLDG COMMENTS
Lower level apartment by ZBA Special Permit applicable to the period of ownership by Stephen Roderick only. Apartment has kitchenette (no oven).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/14/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	825,597
NET AREA	2,085	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	196		105.22	20,622	CONDITION ELEM	CD
\$NLA(RCN)	\$396	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	720	1992	391.24	281,691		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	589	1992	307.94	181,377		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BGR	N	SF BSMT GARAGE	252		122.73	30,928		
				FLOOR COVER	4	TILE	1.00	B	BAS	L	BAS AREA	252	1992	391.24	98,593		
				INT. FINISH	2	DRYWALL	1.00	C	LLF	L	LOWER LEVEL FIN	524	1992	268.05	140,460		
				HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	ATT WOOD DECK	402		61.93	24,895		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		19,379.20	19,379			
								KIT	O	XTRA KITCHEN	1		21,352.50	21,353			
								ODS	O	OUT DOOR SHOWER	1		0.00				

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	\$6,300
UNITS	1	1.00

EFF.YR/AGE	1993 / 29
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$586,200