

Key: 2582

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.649

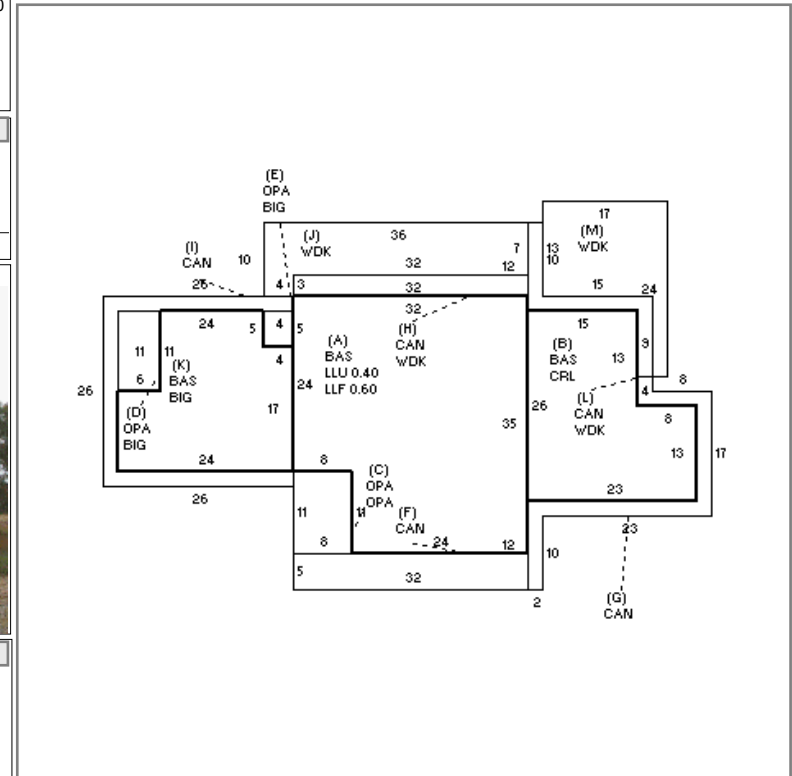
LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION								
THOMAS ADAM & KELLI PO BOX 84 TRURO, MA 02666				47-6-0				67 OLD KINGS HWY								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
THOMAS ADAM & KELLI				05/26/2017	P	350,000	30516-2									
FLAHERTY PERIAN				12/22/2000	QS	150,000	13445-315									
TAWNEY LENORE				01/14/1970	99		1460-900									
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	T2	0.50	234,065	1.00	1	1.00	R07	1.30		181,400
300	A	3.945	12	1.00	1	1.00	1	1.00	35,750	1.00	1	1.00	R07	1.30		141,030

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-356	10/04/2021	80	SOLAR TAXABL	27,300	08/31/2022	LG	100	100
21-139	05/03/2021	6	SHED	10,000	09/17/2021	LG	100	100
20-035	02/10/2020	70	POOL	80,000	10/27/2020	LG	100	100
FY2020		35	RES EXEMPT		12/06/2019		0	0
18-387	10/30/2018	1	SINGLE FAM R	600,000	12/27/2019	LG	100	100

TOTAL	4.720 Acres				ZONING	RES	FRNT	0			ASSESSED	CURRENT	PREVIOUS	
Nbhd	EAST TRURO				N O T E	TOPO AND ACCESS PROBLEMS. LOT IS BUILDABLE PER 10/23/00 ZBA DECISION BUT CANNOT BE SUBDIVIDED.						LAND	322,400	280,300
Inf1	NO ADJ					LAND	1,204,400	994,600						
Inf2	TOPOGRAPHY					DETACHED	23,900	22,800						
						OTHER	369,800	303,300						
						TOTAL	1,920,500	1,601,000						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	M	0.60	A 0.75 7*7	2018	1	1,638.24	1,200	
SPV	V	1.50	SV 1.00 19*32	2020	608	26.27	16,000	
PTD	G	1.18	SV 1.00 15*40	2020	600	2.71	1,600	
SHF	G	1.18	E 1.00 14*20	2021	280	17.52	4,900	
OSH	A	1.00	A 0.75 3*10	2021	30	6.90	200	



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/22/2020	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
6/22/2020 Interior info confirmed by owner at door (C-19). LLF= 2 BR and full BA.

YEAR BLT	2019	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,587	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00
\$NLA(RCN)	\$480	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2.5	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	12	\$8,400		FUEL SOURCE	2	GAS	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	619	2019	273.00	168,984
A	LLU	N	LOWER LEVEL UNF	413		208.00	85,902
+	BAS	L	BAS AREA	1,968	2019	390.05	767,617
B	CRL	N	CRAWL SPACE	494		54.82	27,079
+	OPA	N	OPEN PORCH	262		93.82	24,581
+	BIG	N	BUILT-IN GARAGE	528		101.16	53,412
+	CAN	N	CANOPY	596		61.88	36,881
+	WDK	N	ATT WOOD DECK	675		60.24	40,664
	FPL	O	FPL, FIREPLACE	1		16,087.50	16,088
	GFP	O	GAS FIREPLACE	1		12,065.90	12,066
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,241,674	
CONDITION ELEM	CD	
EFF.YR/AGE	2019 / 3	
COND	03	03 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	\$1,204,400	

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
THOMAS ADAM & KELLI PO BOX 84 TRURO, MA 02666		47-6-0		67 OLD KINGS HWY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

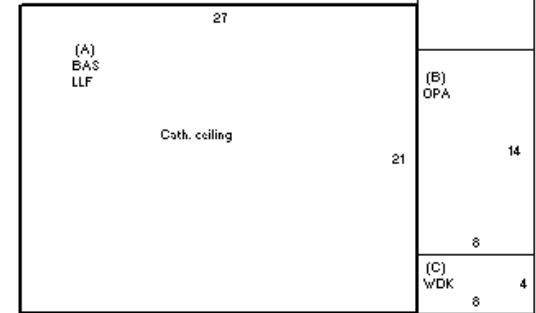
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	369,800	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2017	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,213		
NET AREA	1,134	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	567	2017	256.37	145,364	CONDITION ELEM	CD		
\$NLA(RCN)	\$343	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	567	2017	374.19	212,167				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	112		96.09	10,762				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	104		74.03	7,699				
				FLOOR COVER	1	HARDWOOD	1.00		GFP	O	GAS FIREPLACE	1		11,121.40	11,121				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2017 / 5
																		COND	05 05%
																		FUNC	0
																		ECON	0
																		DEPR	5 % GD 95
																		RCNLD	\$369,800