

Key: 2589

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.657

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
RICHARD W VALACHOVIC TRUST		47-13-0		2 CRANBERRY LN	
TRS: VALACHOVIC RICHARD W		TRANSFER HISTORY		DOS	T
PO BOX 642		RICHARD W VALACHOVIC TRUS		01/21/2014	A
TRURO, MA 02666-0642		LEONARD MARY CATHERINE &		07/01/1991	QS
				SALE PRICE	BK-PG (Cert)
				245,000	(202526) (123766)

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 %
FY2018		35	RES EXEMPT		12/04/2017		0 0
11-271	12/29/2011	3	REPAIR/REMOD	30,000	11/21/2012	FC	100 100
11-003	01/04/2011	3	REPAIR/REMOD	30,000	02/27/2012	FC	100 100
99-136	08/01/1999	10	ALL OTHERS	10,000	05/01/2000		100 100

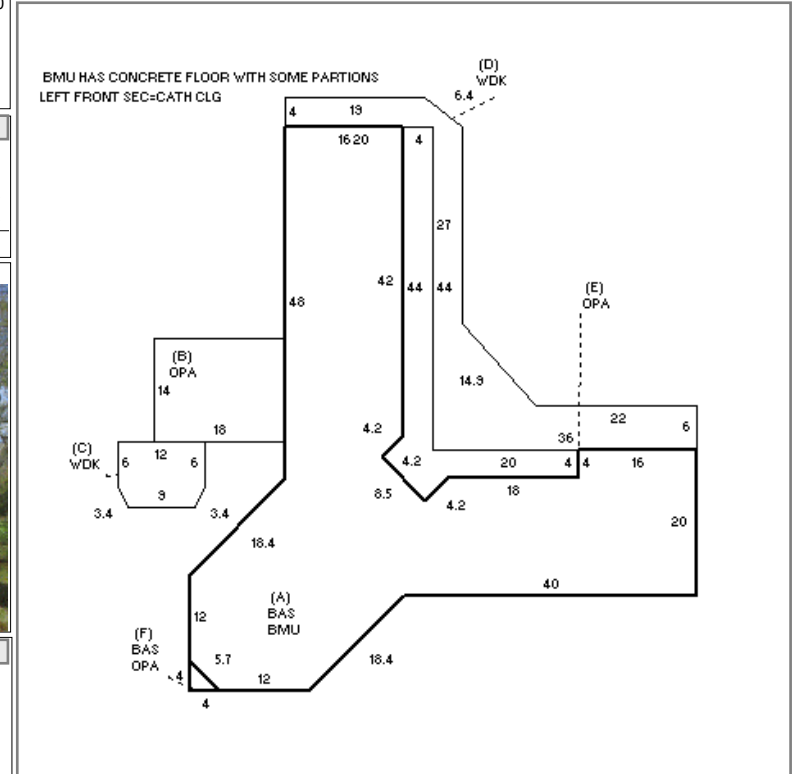
LAND

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	360,100	1.00	1	1.00	279,080
300	A	0.535	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	14,710

TOTAL	1.310 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	293,800	255,400
Inf1	NO ADJ					BUILDING	727,800	599,400
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,021,600	854,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/10/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2021	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
5/10/2021 Owner confirmed interior data at door (C-19).

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YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,039,751
NET AREA	2,126	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,118		75.03	158,924	CONDITION ELEM	CD
\$NLA(RCN)	\$489	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	2,126	1988	368.22	782,844		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	550		75.35	41,441		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	613		58.06	35,589		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		13,952.90	13,953		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
FIXTURES		10	\$7,000														
UNITS		0	1.00														
																EFF.YR/AGE	1992 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$727,800