

Key: 2630

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.701

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RODERICK JOHN KENT LIV TRUST				47-54-0				2 GROUSE RUN				
TRS: RODERICK JOHN KENT				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 331				RODERICK JOHN KENT LIV TR				11/03/2010	99		(192851)	
TRURO, MA 02666-0331				RODERICK JOHN KENT & PATR				03/04/1976	99		(66735)	
				RODERICK JOHN KENT				02/13/1974	99	10,000	(61087)	

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	%
23-158X	04/26/2023	90	BP NVC	1,886	05/30/2023	LG	100	100
19-179X	06/17/2019	90	BP NVC	950	11/19/2019	LG	100	100
19-148X	05/20/2019	4	REHAB	6,300	07/02/2019	LG	100	100
15-182	07/17/2015	2	ADDITION	100,000	09/29/2015	FC	100	100
10-146	07/21/2010	90	BP NVC	9,400	05/13/2011	MR	100	100

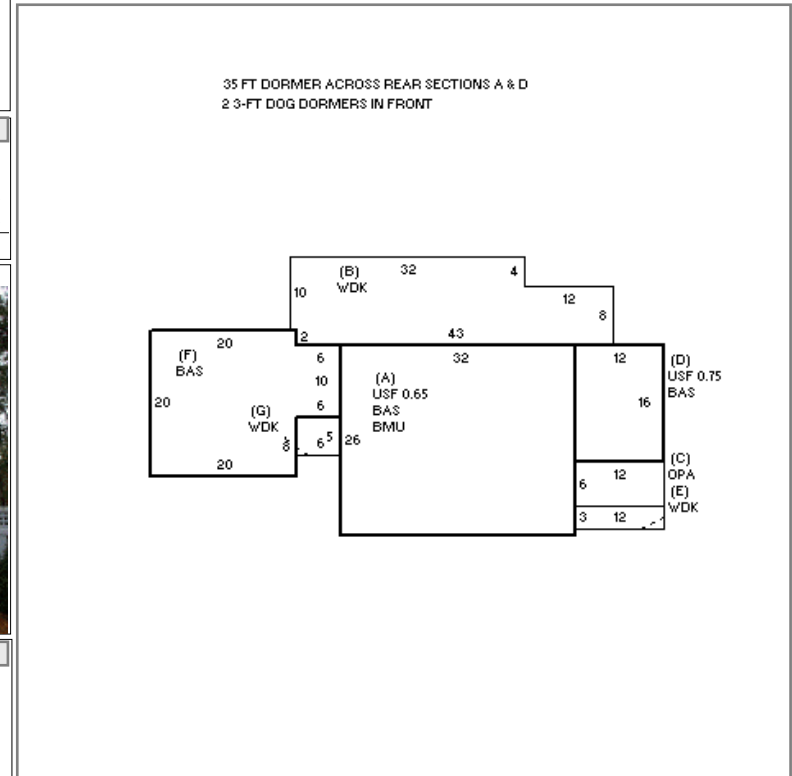
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	12	1.00	1	360,100	1.32	1	1.00	R05	1.00	246,800

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE			LAND	246,800	214,600	
Infl1	NO ADJ		BUILDING	560,300	475,300			
Infl2	NO ADJ		DETACHED	800	700			
			OTHER	0	0			
TOTAL						807,900	690,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*8		64	16.47	800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/5/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	800,418
NET AREA	2,169	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		80.75	67,185	CONDITION ELEM	CD
\$NLA(RCN)	\$369	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	832	1976	333.54	277,502		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	541	1976	265.07	143,403		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	W/DK	N	ATT WOOD DECK	544		50.48	27,464		
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	72		113.57	8,177		
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	192	1985	333.54	64,039		
				HEATING/COOLING	2	HOT WATER	1.02	D	USF	L	UP-STRY FIN	144	1985	265.07	38,170		
				FUEL SOURCE	1	OIL	1.00	F	BAS	L	BAS AREA	460	2015	333.54	153,427		
									F21	O	FPL 2S 1OP	1		16,851.50	16,852		
																EFF.YR/AGE	1991 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$560,300