

Key: 2649

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.722

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CASS M JOHNSON LIVING TRUST & MATT W RADFORD LIVING TRUST PO BOX 2019 TRURO, MA 02666		47-74-0		16 CRANBERRY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		08/04/2021	F	1	N/A-N/A
		07/18/2019	N	354,000	N/A-N/A
		10/27/2015	QS	283,000	(207770)

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	%
FY2024		35	RES EXEMPT		08/31/2023		0	0
22-450	11/08/2022	99	ALL OTHER	50,000	04/19/2023	LG	0	10
22-347	09/07/2022	80	SOLAR TAXABL	89,712	04/19/2023	LG	100	100
20-358	11/24/2020	1	SINGLE FAM R	750,000	12/15/2021	LG	100	100
SS18-7		50	SPLIT SUB		05/09/2017	CF	0	0

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	R05	1.00	279,080
300	A	0.158	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R05	1.00	4,350

DETACHED

TOTAL	40,624 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	283,400	246,400
Inf1	NO ADJ		BUILDING	1,801,600	873,300			
Inf2	NO ADJ		DETACHED	800	4,600			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,085,800</b>	<b>1,124,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18	G 0.90 4*10	2021	40	12.98	500
WDK	G	1.18	G 0.90 4*6	2	24	12.98	300



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2021	LG
MODEL	1		RESIDENTIAL	LIST	11/17/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/7/2023	JN
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
 Flooring: Left wing hardwood, center & right wing slab.  
 Two mech rms in lower level (8x10 and 5x9). LLF slab floors.

BUILDING

YEAR BLT	2021	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,819,807
NET AREA	4,221	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	126		121.95	15,366		
\$NLA(RCN)	\$431	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	1,453	2021	287.67	417,982		
				ROOF SHAPE	4	FLAT/SHED	1.00	B	EPA	N	ENCL PORCH	100		238.12	23,812		
				ROOF COVER	7	ROLL	1.00	+	BAS	L	BAS AREA	2,768	2021	417.89	1,156,722		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	433		93.15	40,335		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	920		67.29	61,906		
				HEATING/COOLING	8	HEAT PUMP	1.04	F	AGR	N	ATTACHED GARAGE	480		141.05	67,703		
				FUEL SOURCE	3	ELECTRIC	1.00	L	UST	N	UTILITY STORAGE	21		161.80	3,398		
									ASH	N	ATT SHED	21		62.56	1,314		
									FPL	O	FPL, FIREPLACE	1		17,969.20	17,969		
									ODS	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2021 / 1
COND	01 01 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$1,801,600