

Key: 2723

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.805

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LUCY CHRISTOPHER J & LUCY AMY M CABRAL PO BOX 944 TRURO, MA 02666-0944		47-150-0		16 GLACIER DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LUCY CHRISTOPHER J & MURPHY LESTER J JR		04/29/1992	99	7993-230	
LUCY & CABRAL		04/29/1992	99	7993-228	
		07/23/1991	I	28,000	7620-246

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	0.005	12	1.00	1	1.00	1	1.00	R03	1.00		140

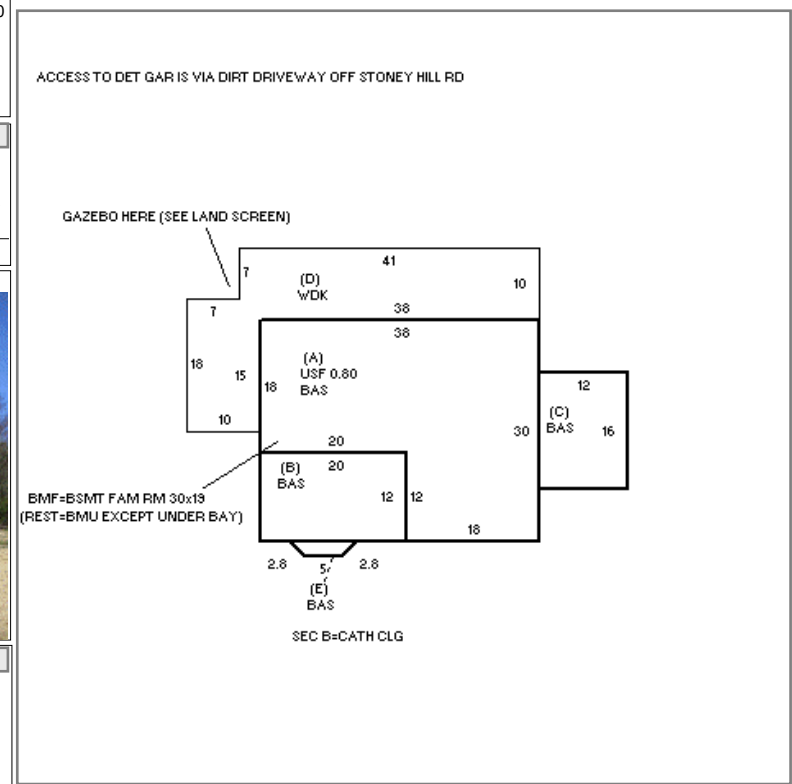
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	GZB=ATT TO WDK+SHF=UNDER WDK. GUL=90%	LAND		279,200	242,800	
Inf1	NO ADJ	O	PER 10/20/15 BP INSPEC; HAS 27' DORMER BUT NO	BUILDING		595,600	512,500	
Inf2	NO ADJ	T	INT OR EXT STAIRS+TO HAVE 2 8X8 WDK'S ON 2ND	DETACHED		3,500	3,400	
		E	FLR PER BP.	OTHER		220,000	192,600	
				TOTAL		1,098,300	951,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	A 0.75 8 SIDES@6' E		174	22.15	2,900
SHF	A	1.00	A 0.75 7*7		49	17.17	600



BLDG COMMENTS  
4/28/2021 Owner verified interior data via email (C-19).  
Septic upgraded Fall 2020.

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 %
20-004	12/16/2019	3	REPAIR/REMOD	50,000	11/09/2020	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
10-026	03/02/2010	7	GARAGE	50,000	11/30/2016	LG	100 100
02-239	11/22/2002	3	REPAIR/REMOD	2,500	04/11/2003	BT	100 100
02-240	11/22/2002	6	SHED	500	04/11/2003	BT	100 100



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2021	LG
MODEL	1		RESIDENTIAL	LIST	4/28/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [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
NET AREA	2,066	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,346	1992	336.87	453,429
\$NLA(RCN)	\$412	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	720	1992	265.07	190,850
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	ATT WOOD DECK	581		50.48	29,332
				ROOF COVER	1	ASPHALT SHINGLE	1.00		BMF	N	BSMT FINISH	570		160.02	91,209
				FLOOR COVER	1	HARDWOOD	1.00		BMU	N	BSMT UNFINISHED	762		85.27	64,979
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		16,851.50	16,852
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	850,850
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$595,600

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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	%

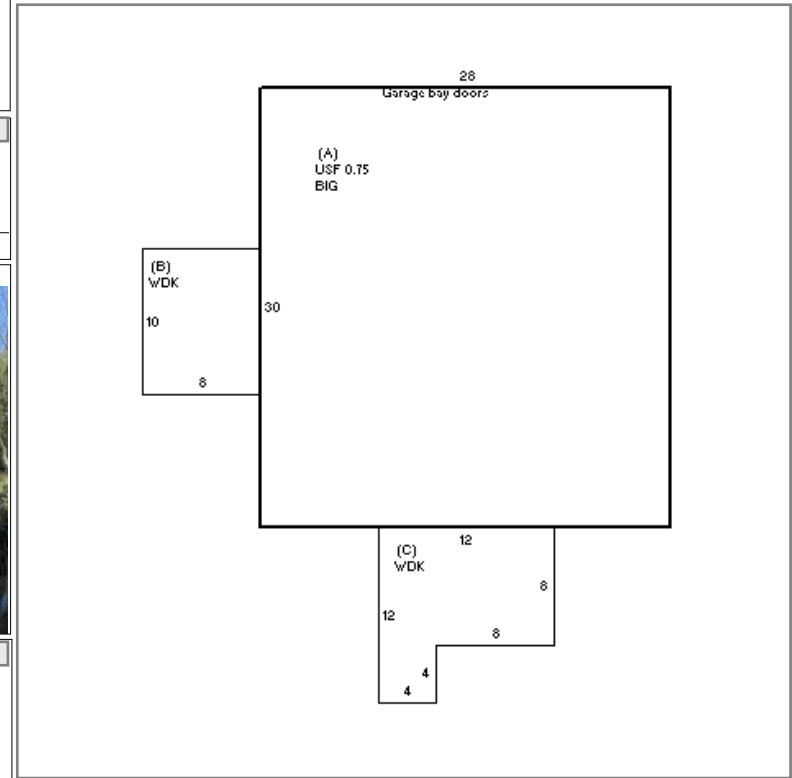
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	220,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/09/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2020	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	1/10/2023	LG	Finished apt above garage = 1 BR, 1 BA, full kitchen, laundry, forced hot air.
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2014	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,464	
NET AREA	630	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	840		72.83	61,179	CONDITION ELEM	CD	
\$NLA(RCN)	\$356	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	630	2014	238.33	150,146			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	192		57.49	11,039			
				ROOF COVER	1	ASPHALT SHINGLE	1.00											
				FLOOR COVER	7	LAMINATE	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOLING	1	FORCED AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		4	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		0	1.00															
																EFF.YR/AGE	2020 / 2	
																COND	02 02 %	
																FUNC	0	
																ECON	0	
																DEPR	2 % GD 98	
																RCNLD	\$220,000	