Key: 2764

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,850

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOYNIHAN FAMILY REALTY TRUST **TRS: MOYNIHAN CORNELIUS ET AL** **58 WASHINGTON AVE** **CAMBRIDGE, MA 02140-2811**	**49-12-0**	**36 TOMS HILL RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOYNIHAN FAMILY REALTY TR	02/01/2010	99		(190646)
MOYNIHAN CORNELIUS J JR &	01/05/1982	J		(87712+163546)

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	%
07-264	11/16/2007	1	SINGLE FAM R	500,000	05/25/2010	JH	100	100
	01/01/2002	50	SPLIT SUB				100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1.00	1	1.00	1,296,360	1.00	1	1.00	V16	3.60			1,004,680
300	A	0.145	13	1.00	1	1.00	1	1.00	99,000	1.00	1	1.00	V16	3.60			14,360

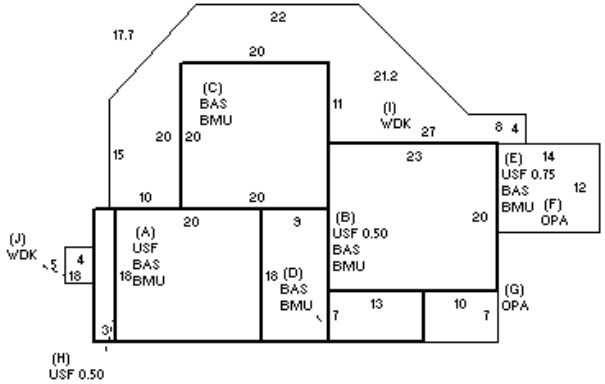
TOTAL	40,075 SF	ZONING	RES	FRNT	0
Nbhd	CORN HILL	NOTE	2001 DEED+PLAN ADDS ACREAGE.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,019,000	886,000
BUILDING	1,034,800	854,300
DETACHED	0	0
OTHER	0	0
TOTAL	**2,053,800**	**1,740,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/18/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/18/2023	LG
LIST	7/28/2023	LG
REVIEW	12/3/2010	MR

BLDG COMMENTS

1ST FLR=RADIANT HEAT, 2ND FLR=FHW HEAT.

YEAR BLT	2008	SIZE ADJ	0.995
NET AREA	2,286	DETAIL ADJ	1.005
$NLA(RCN)	$520	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,473		97.62	143,793
+	BAS	L	BAS AREA	982	2008	452.02	443,887
+	BAS	L	BAS AREA	491	2008	452.02	221,943
+	OPA	N	OPEN PORCH	238		106.56	25,361
+	USF	L	UP-STRY FIN	813	2008	355.57	289,077
+	WDK	N	ATT WOOD DECK	663		68.42	45,362
	GFP	O	GAS FIREPLACE	1		13,703.40	13,703
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,189,425

CONDITION ELEM	CD

EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$1,034,800