Key: 2774

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,860

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONAHUE JOHN J & KIMBERLY T **PO BOX 181** **TRURO, MA 02666**	**49-24-0**	**20 GREAT HILLS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONAHUE JOHN J & KIMBERLY	03/01/2019	QS	2,350,000	31865-250
ORDONEZ J JORGE & KATHLEE	08/01/2008	O	2,150,000	23079-141
BROWN ELLEN S REVOCABLE T	08/21/2006	99		21287-223+

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	%
19-105	04/16/2019	3	REPAIR/REMOD	60,000	11/12/2019	LG	100	100
19-030X	01/28/2019	3	REPAIR/REMOD	15,000	11/12/2019	LG	100	100
09-019	02/04/2009	2	ADDITION	250,000	05/28/2010	JH	100	100
08-175	09/17/2008	10	ALL OTHERS	40,000	04/22/2009	JH	100	100
97-153	10/01/1997	4	REHAB	319,400	06/01/1999		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	15 1.00	1 1.00	1 1.00	1,692,470	1.32	1 1.00	V17 4.70			1,159,950

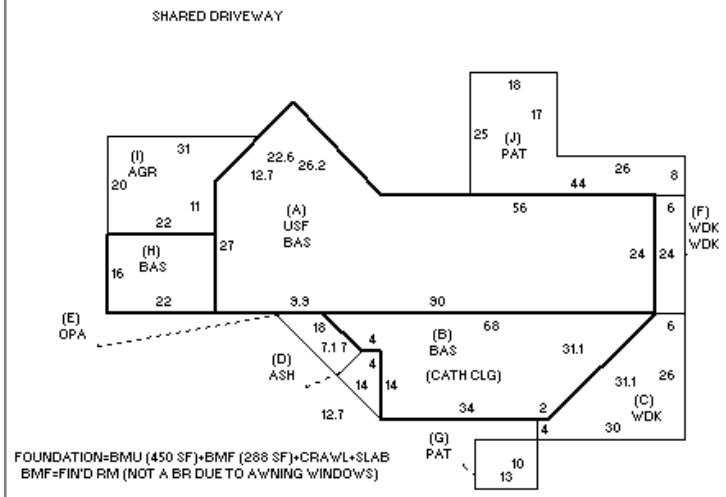
TOTAL	22,651 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	IS NOT WF BUT IS ON BLUFF OVERLOOKING BAY WITH PANORAMIC VIEW OF BAY +RIVER/MARSH. FY10=VW TO CODE 10+ADDED LOC CODE 7. FY11=DELETED LOC ADJ PER FIELD REV.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,160,000	1,008,600
BUILDING	2,609,200	2,240,000
DETACHED	300	300
OTHER	0	0
TOTAL	**3,769,500**	**3,248,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.18	G 0.90	10*12		120	2.71	300

PHOTO 11/12/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.55	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/12/2019	LG
LIST	5/28/2010	EST
REVIEW	12/13/2010	MR

YEAR BLT	1968	SIZE ADJ	0.950
NET AREA	6,420	DETAIL ADJ	1.005
$NLA(RCN)	$490	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	9	1.00
BEDROOMS	6	1.00
BATHROOMS	4.5	1.00
FIXTURES	22	$15,400
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COLD WATER	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	2,859	1968	474.03	1,355,252
A	USF	L	UP-STRY FIN	2,507	1968	368.05	922,713
B	BAS	L	BAS AREA	1,054	1968	474.03	499,627
+	WDK	N	ATT WOOD DECK	782		76.33	59,690
D	ASH	N	ATT SHED	73		70.96	5,180
E	OPA	N	OPEN PORCH	102		132.08	13,473
+	PAT	N	PATIO	788		22.23	17,515
I	AGR	N	ATTACHED GARAGE	481		160.00	76,959
	BMF	N	BSMT FINISH	288		241.94	69,677
	BMU	N	BSMT UNFINISHED	450		138.33	62,249
	GFP	O	GAS FIREPLACE	3		15,287.80	45,863
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	3,143,597
CONDITION ELEM	CD

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$2,609,200