

Key: 2780

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.866

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MONICA & VICTOR NOMINEE TRUST TRS: ORDONEZ J JORGE & KATHLEEN 15 OLD FARM ROAD DEDHAM, MA 02026				49-30-0				28 GREAT HILLS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONICA & VICTOR NOMINEE T				12/11/2008	99		23307-153				
ORDONEZ J JORGE & KATHLEEN				10/27/2005	O	1,550,000	20406-278				
DANZEY DOUGLAS G				06/13/2005	99		19928-182				

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 %
CYC	05/25/2023	30	CHECK DATA		03/17/2023	LG	100 100
23-160	04/26/2023	9	DECK	60,000	08/02/2023	LG	100 100
16-244	10/17/2016	3	REPAIR/REMOD	325,000	07/26/2018	LG	100 100
16-095	05/09/2016	3	REPAIR/REMOD		02/22/2017	LG	100 100
07-017	01/26/2007	2	ADDITION	350,000	06/02/2008	JH	100 100

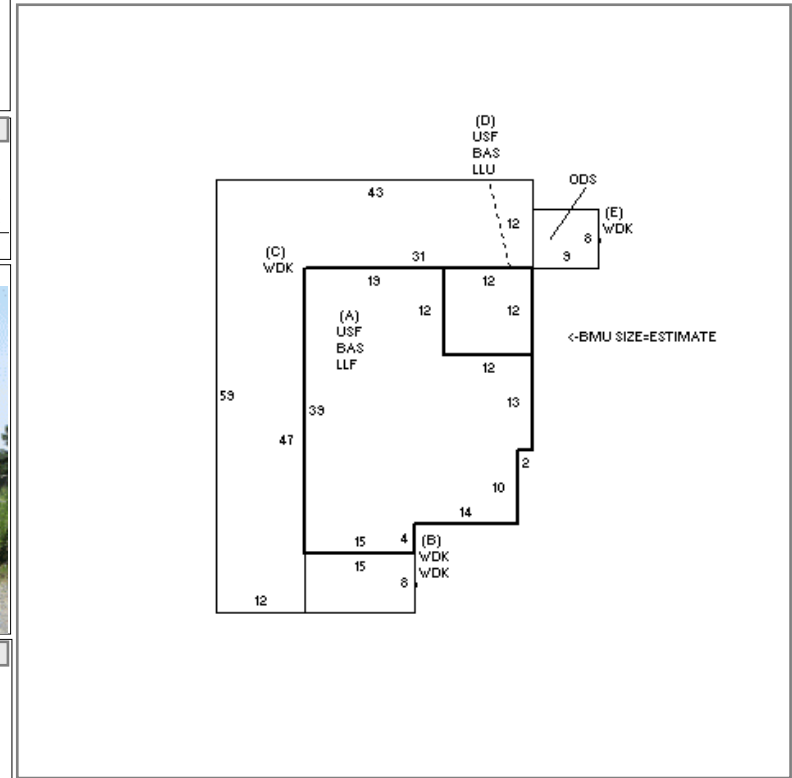
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.620	15	1.00	1	1,296,360	1.17	1	1.00	V16	3.60	937,810

TOTAL	27,007 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	937,800	815,400			
Inf1	NO ADJ		BUILDING	1,152,700	949,300			
Inf2	NO ADJ		DETACHED	1,700	1,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>2,092,200</b>	<b>1,766,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	G	10X12	2004	120	16.01	1,700



BUILDING	CD	ADJ	DESC	MEASURE	3/17/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/22/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	0.980
NET AREA	3,231	DETAIL ADJ	1.000
\$NLA(RCN)	\$405	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3.5	1.00
FIXTURES	11	\$7,700
UNITS	1	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	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	981	1960	286.35	280,910
+	BAS	L	BAS AREA	1,125	1960	434.02	488,272
+	USF	L	UP-STRY FIN	1,125	1960	331.26	372,670
+	WDK	N	ATT WOOD DECK	1,392		64.40	89,651
D	LLU	N	LOWER LEVEL UNF	144		222.36	32,020
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	3		12,899.57	38,699
	ODS	O	OUT DOOR SHOWER	2		0.00	

TOTAL RCN	1,309,922
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,152,700