

Key: 2843

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.931

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BIGNET JACQUES & C/O MARY ANN O'LOUGHLIN REV TR 106 HOOKER ST ALLSTON, MA 02134		50-59-0		32 TOWN HALL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MARY ANN O'LOUGHLIN REV T		06/14/2023	F	1	35839-342
BIGNET JACQUES &		11/24/2015	O	559,550	29295-34
CARTER NANCY CRAIG		10/30/2007	99		3292-299+

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	%
18-291	09/06/2018	80	SOLAR TAXABL	18,432	01/11/2019	LG	100	100
16-052	03/24/2016	3	REPAIR/REMOD	15,000	03/24/2017	LG	100	100
09-SS19	11/17/2009	50	SPLIT SUB				100	100
09-102	06/08/2009	1	SINGLE FAM R	320,000	05/28/2010	JH	100	100
09-039	03/25/2009	5	DEMO	8,000	05/28/2010	JH	100	100

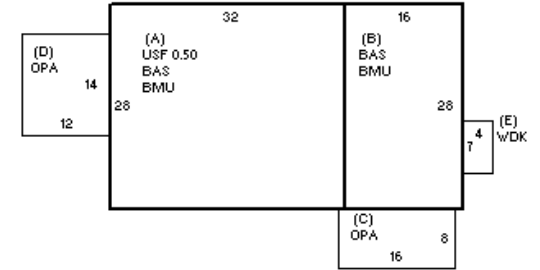
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00	1	1.00	1	1.00	1.00	R05	1.30		362,800
300	A	0.005 14	1.00	1	1.00	1	1.00	1.00	R05	1.30		180

DETACHED

TOTAL	33,971 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N O T E	FY11 ACRG DECR PER 2009 SUBDIV. ASH ATT TO DGF.			LAND	363,000	279,200
Inf1	NO ADJ		BUILDING	714,200	586,000			
Inf2	NO ADJ		DETACHED	8,300	8,000			
			OTHER	0	0			
			TOTAL	1,085,500	873,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ASH	A	1.00	A 0.75 8*18	1972	144	11.45	1,200
DGF	A	1.00	A 0.75 18*21	1956	378	25.20	7,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/8/2016	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/24/2010	MR
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2009	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	820,863
NET AREA	1,792	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,344		87.15	117,136	CONDITION ELEM	CD
\$NLA(RCN)	\$458	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	896	2009	394.77	353,714		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	448	2009	313.80	140,581		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	448	2009	394.77	176,857		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	296		92.14	27,272		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	ATT WOOD DECK	28		114.38	3,203		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	2009 / 13
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$714,200