

Key: 2845

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.933

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
FROHN STEPHEN M ESTATE OF c/o JOHN FROHN III 15 SILVER ST NORWOOD, MA 02062		50-61-0	28 TOWN HALL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FROHN STEPHEN M ESTATE OF		06/18/1993	L	151,000	8634-295	

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	%
15-160	06/16/2015	90	BP NVC	5,000	10/14/2015	FC	100	100
99-059	04/01/1999	9	DECK	2,000	08/01/2000		100	100
96-098	06/25/1996	9	DECK	1,000	08/01/2000		100	100

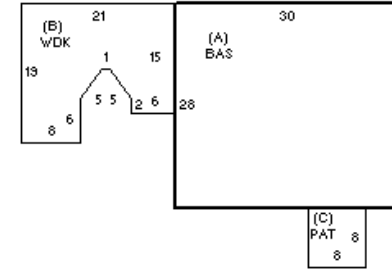
LAND

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	R05	1.30		362,800
300	A	0.165	14	1.00	1	1.00	1	1.00	R05	1.30		5,900

TOTAL	40,947 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE HTB ON SFR WDK.	LAND		368,700	283,600		
Inf1	NO ADJ		BUILDING		191,900	165,400		
Inf2	NO ADJ		DETACHED		12,400	11,800		
			OTHER		0	0		
		TOTAL		573,000	460,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24*24		576	22.58	9,800
SHF	A	1.00	A- 0.70 8*6		48	17.17	600
HTB	A	1.00	A 0.75		1	2,730.40	2,000



FDN=CRAWL

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2016	CF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1961	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	299,920		
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	840	1961	318.94	267,913	CONDITION ELEM	CD		
\$NLA(RCN)	\$357	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	317		53.64	17,004				
				ROOF SHAPE	1	GABLE	1.00	C	PAT	N	PATIO	64		23.89	1,529				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		F11	O	FPL 1S 1OP	1		11,374.70	11,375				
				FLOOR COVER	5	VINYL	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1975 / 47
STORIES(FAR)		1	1.00															COND	36 36 %
ROOMS		0	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	36 % GD 64
FIXTURES		3	\$2,100															RCNLD	\$191,900
UNITS		1	1.00																