

Key: 2880

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.978

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
TGH 42 DEPOT ROAD, LLC MGR: JANE T RAY PO BOX 266 TRURO, MA 02666		50-99-0		42 DEPOT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TGH 42 DEPOT ROAD, LLC		02/22/2022	F	1 ()	
RAY JANE T LIVING TRUST		12/03/2010	99	25054-37	
BUSHEY GERTRUDE V REV TRU		09/22/2009	99	7543-18+	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	60	MULTI-USE RES			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-458X	11/21/2022	90	BP NVC	1,816	01/05/2023	LG	100 100
		30	CHECK DATA		06/13/2017	RJM	100 100
13-311	12/04/2013	90	BP NVC	1,725	06/12/2014	RJM	100 100
12-102	04/24/2012	90	BP NVC	10,200	05/07/2013	TRL	100 100
03-107	06/20/2003	10	ALL OTHERS	2,500	02/10/2004	RS	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R08	1.60		446,520
300	A	0.595	15	1.00	1	1.00	1	1.00	R08	1.60		26,180

TOTAL	1.370 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	2/22/2022 Acreage chng per Deed 34921-248 Plan 137-29 (Oct 1955).			LAND	472,700	411,000
Inf1	NO ADJ			BUILDING	592,900	489,800			
Inf2	NO ADJ			OTHER	445,700	371,300			
TOTAL								1,511,300	1,272,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
GINGERBREAD HOUSE/OWNER'S HOUSE

(B) 12 BAS CRL	30	(A) BAS BMU	28
(C) 16 USF 0.75 BAS CRL	30		
		32	

DETACHED

BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM								TOTAL RCN	1,022,269					
MODEL	1		RESIDENTIAL	LIST	6/13/2017	RJM	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD			
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	5/7/2021	MR	A	BMU	N	BSMT UNFINISHED	896		103.64	92,865						
QUALITY	+	1.15	GOOD-AVE+ [100%]				A	BAS	L	BAS AREA	896	1975	421.67	377,812						
FRAME	1	1.00	WOOD FRAME [100%]				+	CRL	N	CRAWL SPACE	840		52.04	43,712						
YEAR BLT	1950	SIZE ADJ	1.000				+	BAS	L	BAS AREA	840	1950	421.67	354,200						
NET AREA	2,096	DETAIL ADJ	1.000				C	USF	L	UP-STRY FIN	360	1950	345.42	124,351						
\$NLA(RCN)	\$488	OVERALL	1.250				F12	O	FPL 1S 2OP	1			21,628.60	21,629						
CAPACITY				UNITS	ADJ			ODS	O	OUT DOOR SHOWER	1		0.00							
STORIES(FAR)		1.75	1.00														EFF.YR/AGE	1970 / 52		
ROOMS		7	1.00														COND	42 42 %		
BEDROOMS		4	1.00														FUNC	0		
BATHROOMS		3.5	1.00														ECON	0		
FIXTURES		11	\$7,700														DEPR	42	% GD	58
UNITS		1	1.00														RCNLD	\$592,900		

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	60	MULTI-USE RES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	189,200	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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40

(A)
USF
BIG
24

BLDG COMMENTS
SEASONAL APT

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	1		RESIDENTIAL	LIST	6/13/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	960		72.15	69,259
\$NLA(RCN)	\$308	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	960	1950	233.67	224,323
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00								
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00								
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00								
BATHROOMS	1	1.00		HEATING/COOLING	99	N/A	1.00								
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00								
UNITS	1	1.00													

TOTAL RCN	295,682
CONDITION ELEM	CD
EFF.YR/AGE	1975 / 47
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$189,200

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0130	60	MULTI-USE RES				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

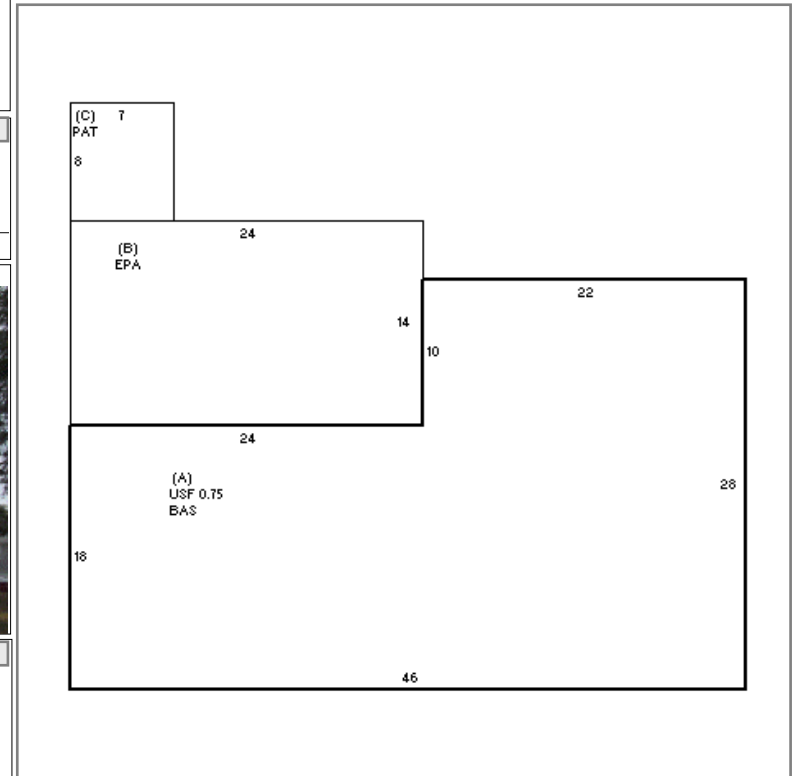
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	256,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
5RM/2BR/BA/4RM/2BR/BA		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	1		RESIDENTIAL	LIST	6/27/2007	JH
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	5/7/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1850	SIZE ADJ	1.010
NET AREA	1,834	DETAIL ADJ	1.000
\$NLA(RCN)	\$411	OVERALL	1.159
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,048	1850	408.91	428,537
A	USF	L	UP-STRY FIN	786	1850	318.60	250,420
B	EPA	N	ENCL PORCH	336		158.71	53,326
C	PAT	N	PATIO	56		30.63	1,715
	CPC	O	CAPE CELLAR	1		16,204.00	16,204

TOTAL RCN	754,403
CONDITION ELEM	CD
EFF.YR/AGE	1947 / 75
COND	66 66 %
FUNC	0
ECON	0
DEPR	66 % GD 34
RCNLD	\$256,500