

Key: 2886

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.987

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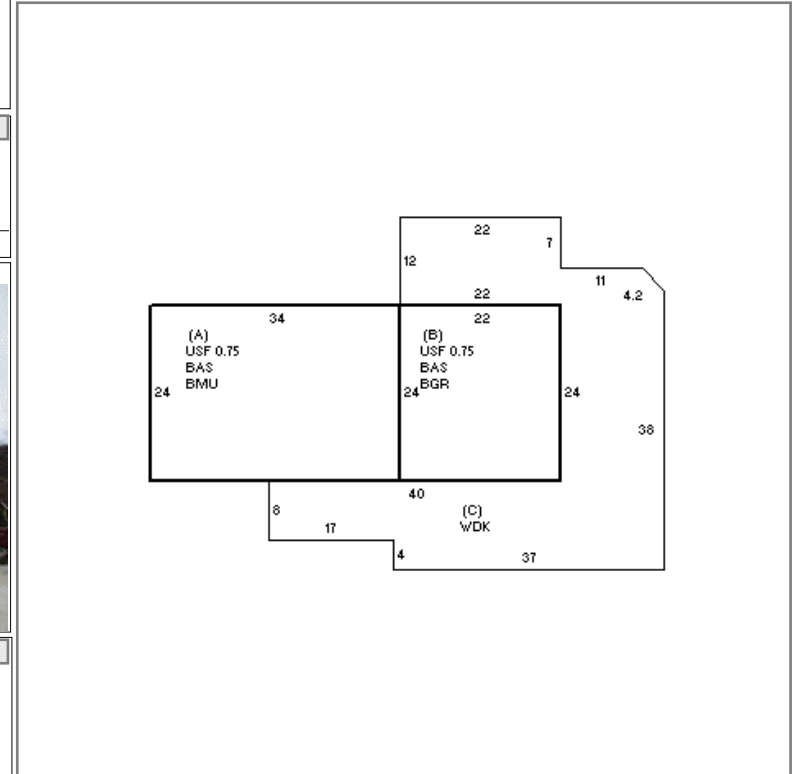
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|------------------|--------------|
| ST ONGE JANET L PO BOX 31 TRURO, MA 02666-0031 | | 50-105-0 | | 12 OLD COUNTY RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| ST ONGE JANET L | | 07/29/2005 | 99 | | 20101-3 |
| NEEDHAM DONNA LEE & | | 07/15/1986 | 99 | | 5190-343+ |

| 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 | % |
| 21-262X | 08/02/2021 | 90 | BP NVC | 2,300 | 11/24/2021 | LG | 100 | 100 |
| FY2018 | | 35 | RES EXEMPT | | 10/01/2017 | | 0 | 0 |
| 17-194 | 07/10/2017 | 80 | SOLAR TAXABL | 28,743 | 12/20/2017 | LG | 100 | 100 |
| 01-201 | 11/14/2001 | 9 | DECK | 10,000 | 04/05/2002 | BT | 100 | 100 |
| 00-153 | 11/09/2000 | 2 | ADDITION | 175,000 | 04/05/2002 | BT | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|----|------|--|--|---------|
| 100 | A | 0.340 | 15 | 1.00 | L6 | 0.95 | 1 | 1.00 | 940,761 | 1.77 | 1 | 1.00 | V8 | 2.75 | | | 566,310 |

| TOTAL | 14,810 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|------------------|--|---------|---------|------------------|----------------|----------|
| Nbhd | SOUTH TRURO | N O T E | L6 INFL=POOR ACCESS TO SMALL LOT ON BUSY ROAD. | | | LAND | 566,300 | 358,100 |
| Inf1 | LOC ADJ | | BUILDING | 755,900 | 613,200 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 1,322,200 | 971,300 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/9/2023 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/15/2023 | LG |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/10/2010 | MR |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
1 FPL OFF BRICK CHIMNEY, 1 FPL OFF METAL STACK.

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| YEAR BLT | 1958 | SIZE ADJ | 0.995 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,079,921 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,352 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 93.23 | 76,073 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$459 | OVERALL | 1.130 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 1,344 | 1958 | 388.91 | 522,691 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 1,008 | 1958 | 299.77 | 302,168 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | B | BGR | N | SF BSMT GARAGE | 528 | | 123.20 | 65,052 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | WDK | N | ATT WOOD DECK | 1,246 | | 58.28 | 72,619 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 19,454.50 | 19,455 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | FPL | O | FPL, FIREPLACE | 1 | | 15,563.90 | 15,564 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | GEN | O | GENERATOR | 1 | | 0.00 | | | |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1989 / 33 |
| | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | RCNLD | \$755,900 |