

Key: 2905

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.009

LEGAL

LAND

DETAILED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
GONCALVES FERNANDO & ADAMS KEVIN				50-126-0				44 TRURO CENTER RD			
97 ALBAN ST APT 2 DORCHESTER, MA 02124				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
				GONCALVES FERNANDO & GROOM ALBERT P				10/13/2017 O 395,000 30829-134			
				GROOM ELIZABETH G ESTATE				12/09/2016 A 22597-62			
								01/10/2008 99 1334-27+			

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 %
21-026X	01/19/2021	4	REHAB	3,600	05/10/2021	LG	100 100
19-104	04/17/2019	3	REPAIR/REM	1,000	02/27/2020	LG	100 100
18-005	01/08/2018	3	REPAIR/REM	15,000	03/18/2019	JN	100 100
SS19-04	10/03/2017	50	SPLIT SUB		10/03/2017	CF	0 0
14-163	08/05/2014	9	DECK	800	09/10/2014	FC	100 100

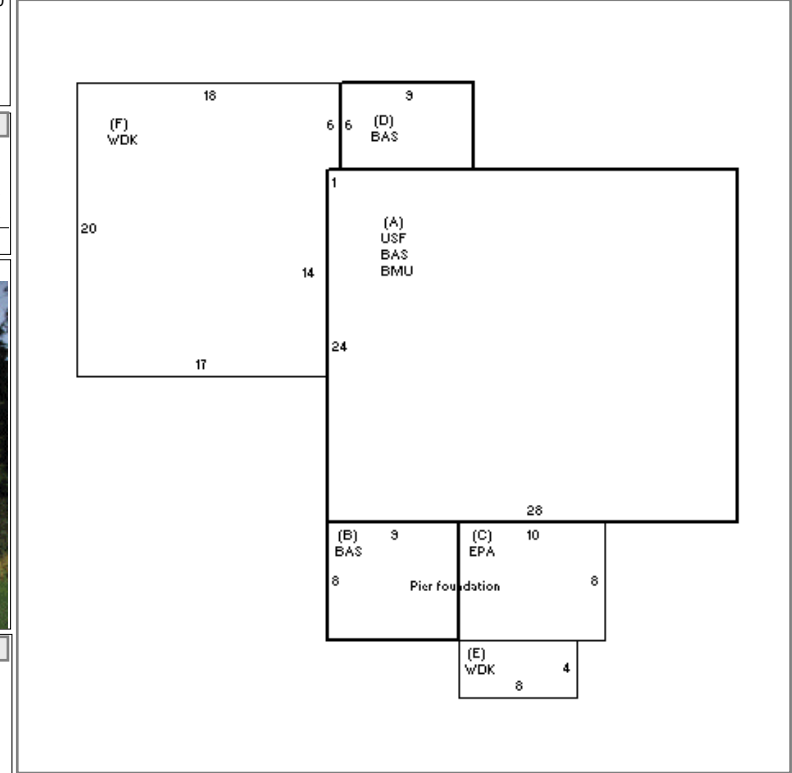
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00 1	1.00 1	1.00	360,100	1.00 1	1.00 R02	1.00			279,080
300	A	0.156 14	1.00 1	1.00 1	1.00	27,500	1.00 1	1.00 R02	1.00			4,290

TOTAL	40,549 SF	ZONING	RES	FRNT	491	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N O T E	FY19 ACREAGE CHANGE PER PLAN 672-22 & SUBDIVIDE			LAND	283,400	197,100
Inf1	NO ADJ		BUILDING	454,100	387,500			
Inf2	NO ADJ		DETACHED	3,600	3,200			
			OTHER	0	0			
			TOTAL	741,100	587,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 12*14	2006	168	15.54	2,000
WDK	A	1.00 A	0.75 3*14 ON SHF		42	11.00	300
SHF	A	1.00 A	0.75 8*10		80	16.47	1,000
OSH	A	1.00 A	0.75 7*7		49	6.90	300



BLDG COMMENTS  
Access via driveway at #36 Truro Center Rd. Interior data estimated pending Assessor access.



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/27/2013	BE
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	4/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,044
NET AREA	1,470	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	672		96.46	64,820		
\$NLA(RCN)	\$423	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	672	1932	299.84	201,490		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BAS AREA	798	1932	384.83	307,093		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	EPA	N	ENCL PORCH	80		202.07	16,166		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	378		64.72	24,464		
				INT. FINISH	1	PLASTER	1.00	MST	O	MASONRY STACK	1		3,812.10	3,812			
				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	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$454,100