

Key: 3040

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.157

LEGAL LAND

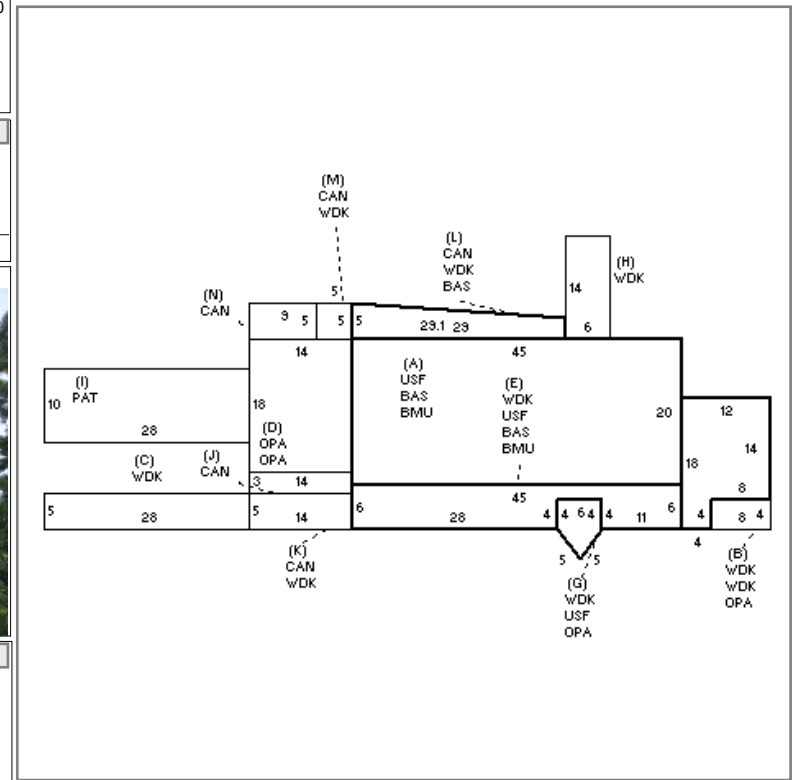
Table with columns: CURRENT OWNER, PARCEL ID, LOCATION, TRANSFER HISTORY, DOS, T, SALE PRICE, BK-PG (Cert). Includes owner name: MONNAHAN KELLY JEROME and parcel details.

Table with columns: CLASS, CLASS%, DESCRIPTION, BN ID, BN, CARD. Includes payment history for CYC and PMT NO.

LEGAL LAND

Table with columns: CD, T, AC/SF/UN, Nbhd, Inff1, Inff2, ADJ BASE, SAF, Inff3, Lpi, VC, CREDIT AMT, ADJ VALUE. Includes totals for assessed, current, and previous values.

Table with columns: TY, QUAL, COND, DIM/NOTE, YB, UNITS, ADJ PRICE, RCNLD. Includes a photo of the property and various building details.



DETACHED

Table with columns: BUILDING, CD, ADJ, DESC, MEASURE, 7/13/2023, LG, LIST, 8/7/2014, EST, REVIEW, 5/26/2011, MR. Includes building comments: HAS 2 ODS ON HOUSE & 1 ON POOL BLDG.

BUILDING

Table with columns: YEAR BLT, SIZE ADJ, 0.990, ELEMENT, CD, DESCRIPTION, ADJ, S, BAT, T, DESCRIPTION, UNITS, YB, ADJ PRICE, RCN, TOTAL RCN, 1,378,716, CONDITION ELEM, CD, EFF. YR/AGE, 1999 / 23, COND, 23 23 %, FUNC, 0, ECON, 0, DEPR, 23 % GD, 77, RCNLD, \$1,061,600.

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MONNAHAN KELLY JEROME C/O KELLY J MONNAHAN TRUST & 1313 WASHINGTON ST, UNIT 419 BOSTON, MA 02118		50-276-0	14 FRANCIS FARM RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

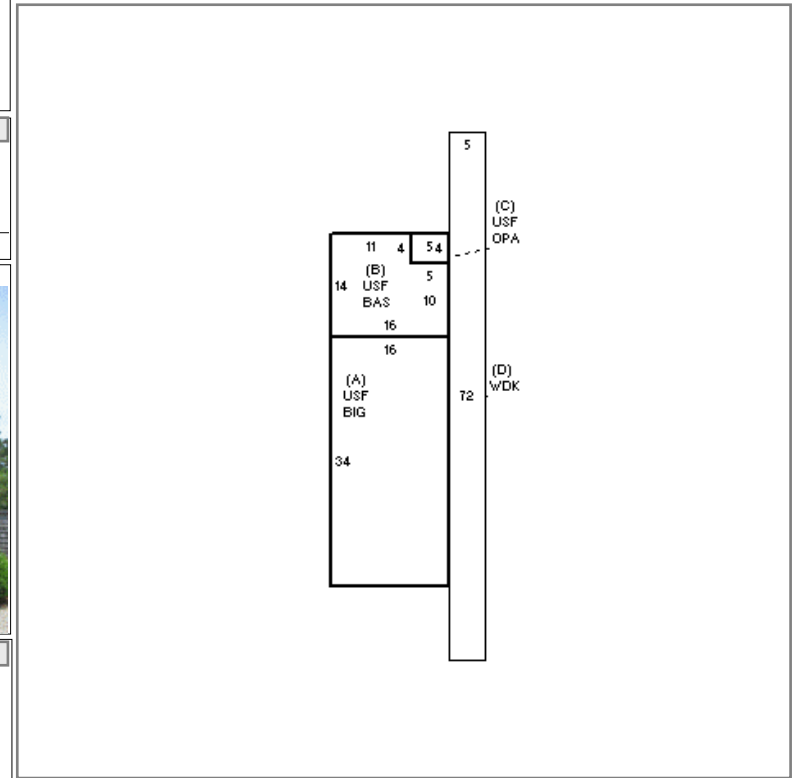
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	346,000	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/7/2014	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	972	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00
\$NLA(RCN)	\$419	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	1.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	5	\$3,500		FUEL SOURCE	2	GAS	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	544		99.78	54,280
+	USF	L	UP-STRY FIN	768	2007	312.00	239,614
B	BAS	L	BAS AREA	204	2007	400.43	81,688
C	OPA	N	OPEN PORCH	20		185.09	3,702
D	WDK	N	ATT WOOD DECK	360		67.35	24,244

TOTAL RCN	407,028
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$346,000