

Key: 3042

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.160

LEGAL

LAND

DETACHED

BUILDING

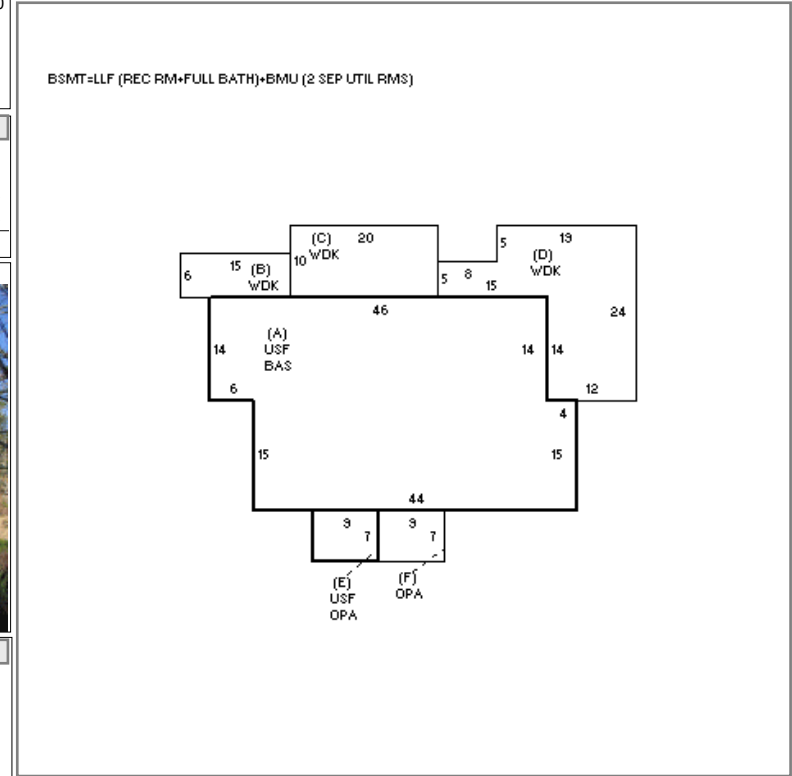
CURRENT OWNER							PARCEL ID				LOCATION			
FEE MICHAEL C & SMITH MICHELE PO BOX 2011 TRURO, MA 02666							50-278-0				15 FRANCIS FARM RD			
TRANSFER HISTORY							DOS	T	SALE PRICE		BK-PG (Cert)			
FEE MICHAEL C & SMITH MIC WINTERNITZ SHERRY R &							02/14/2017	QS	945,000		30297-263			
							11/06/1998	QS	150,000		11823-251			

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	%
FY2021		35	RES EXEMPT		04/06/2021			0
18-227	07/17/2018	80	SOLAR TAXABL	22,807	11/15/2018	LG	100	100
17-152X	05/30/2017	6	SHED	7,000	12/20/2017	LG	100	100
02-012	01/31/2002	1	SINGLE FAM R	300,000	04/22/2004	BT	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	990,275	1.00	1	2.75
300	A	0.954	15	1.00	1	1.00	1	1.00	75,625	1.00	1	2.75

TOTAL	1.729 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	839,600	530,900			
Inf1	NO ADJ		BUILDING	1,124,500	930,800			
Inf2	NO ADJ		DETACHED	3,400	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,967,500</b>	<b>1,464,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	G 0.90	12*16	2017	192	18.34
SHF	A	1.00	A 0.75	UNDER WDK 3*		15	17.17



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/22/2021	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
3/22/2021 Owner confirmed interior data at door (C-19).  
BATHS=3 FULL (1 W/ 4 FIXT)+2 HALF; EXTRA  
FIXT=SINK IN FAM RM.

YEAR BLT	2002	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,405,680		
NET AREA	3,665	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,304	2002	423.61	552,391	CONDITION ELEM	CD		
\$NLA(RCN)	\$384	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,367	2002	321.42	439,379				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	688	63.48	43,677				
STORIES(FAR)	2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	126	109.85	13,842						
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.00		LLF	L	LOWER LEVEL FIN	994	2002	282.25	280,559					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	310		115.05	35,666					
BATHROOMS	4	1.00	HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		29,666.30	29,666					
FIXTURES	15	\$10,500	FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER			0.00						
UNITS	0	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$1,124,500		