

Key: 3043

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.161

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WILSON GEOFFREY A & BLAKESLEE EVE M PO BOX 943 BERNARDSTON, MA 01337		50-279-0		13 FRANCIS FARM RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WILSON GEOFFREY A &		08/21/1998	P	200,000	11649-347

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 %
00-036	03/01/2000	70	POOL	30,000	01/01/2001		100 100
00-046	03/01/2000	6	SHED	5,000	01/01/2001		100 100
98-221	12/01/1998	1	SINGLE FAM R	350,000	01/01/2001		100 100
97-094	07/01/1997	10	ALL OTHERS	1,500	01/01/1997		100 100

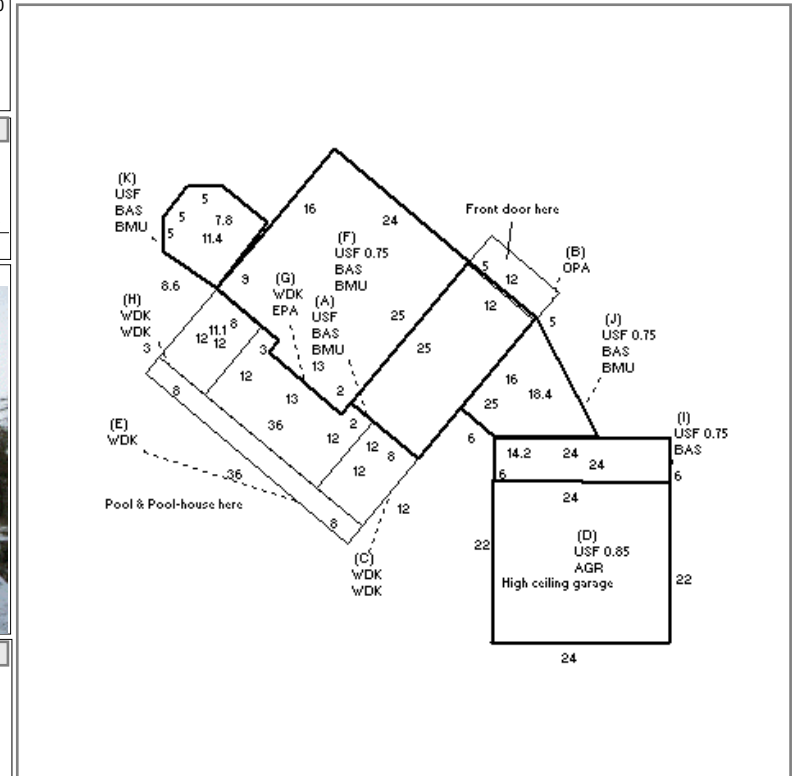
LAND

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	1.00	V7	2.75		767,460
300	A	2.255 15	1.00 1	1.00 1	1.00	75,625	1.00 1	1.00	V7	2.75		170,530

TOTAL	3.030 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	938,000	593,100
Inf1	NO ADJ					BUILDING	1,289,500	1,108,600
Inf2	NO ADJ					DETACHED	22,700	21,800
						OTHER	0	0
<b>TOTAL</b>						<b>TOTAL</b>	<b>2,250,200</b>	<b>1,723,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00 A	0.75 IRREG 16*36	2000	526	36.59	14,400
HTB	A	1.00 A	0.75 IRREG	2000	1	2,730.40	2,000
WDK	A	1.00 A	0.75 8*6 ON POOL	2000	48	11.00	400
PLH	V	1.50 G	0.90 10*12 2*6		132	26.10	3,100
PTD	G	1.18 A	0.75 IRREG POOL P		1,224	2.71	2,500
WDK	A	1.00 A	0.75 IRREG 6*6	2000	36	11.00	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/7/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	BATHS=3 FULL+2 HALF.		

LAND

YEAR BLT	1999	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,674,702	
NET AREA	2,935	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	1,216		113.55	138,074	CONDITION ELEM	CD	
\$NLA(RCN)	\$571	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,575	1999	384.05	604,876			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	60		173.39	10,403			
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	706		77.08	54,416			
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	528		158.05	83,451			
BEDROOMS	3		1.00	INT. FINISH	1	PLASTER	1.00	G	EPA	N	ENCL PORCH	214		213.46	45,680			
BATHROOMS	4		1.00	HEATING/COOLING	3	RADIANT	1.02	+	BAS	L	BAS AREA	1,360	1999	514.32	699,473			
FIXTURES	18	\$12,600		FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		25,728.10	25,728			
UNITS	0	1.00															EFF.YR/AGE	1999 / 23
																COND	23 23 %	
																FUNC	0	
																ECON	0	
																DEPR	23 % GD 77	
																RCNLD	\$1,289,500	