

Key: 3067

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.185

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
A K S REALTY TRUST				51-20-0				8 TRURO CENTER RD				
TRS: DANIELA INFIELD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 2000				A K S REALTY TRUST				04/22/2002	99		15069-054	
TRURO, MA 02666-2000				SOUZA ALFRED				08/31/1977	99		2573-183	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	50	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-077X	02/27/2023	4	REHAB	12,500	06/08/2023	LG	100 100
22-178	04/12/2022	11	COMMERCIAL	62,194	10/21/2022	LG	100 100
14-102	05/23/2014	6	SHED	3,000	06/25/2015	RJM	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	TRC	1.00	1	339,944	1.00	80	0.80	C05	1.10	263,440
303	A	0.725	TRC	1.00	1	23,056	1.00	80	0.80	C05	1.10	16,720

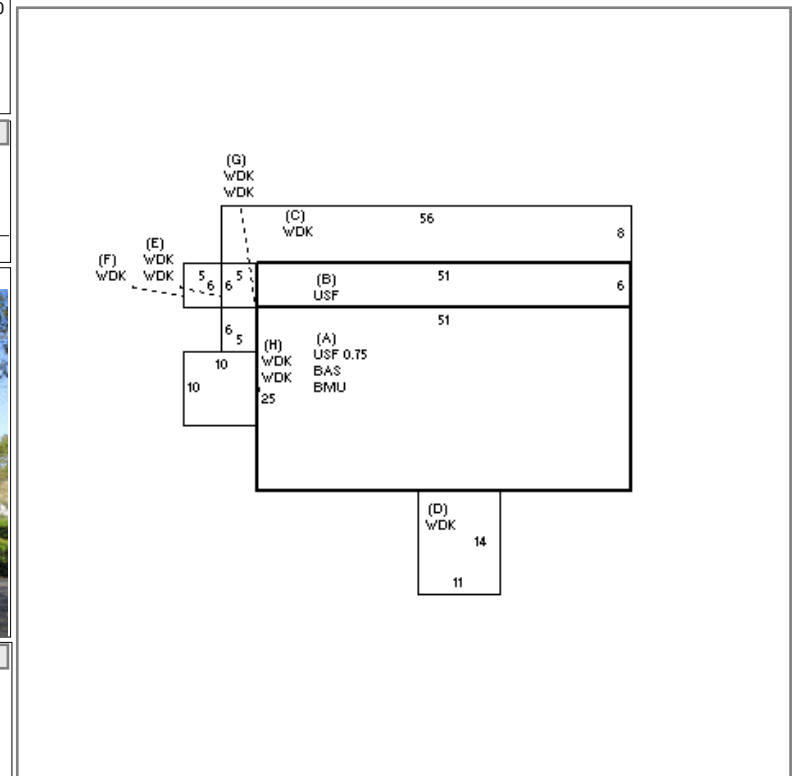
TOTAL	1.500 Acres	ZONING	LTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	280,200	272,000
Inf1	NO ADJ		BUILDING	99,800	74,100			
Inf2	NO ADJ		DETACHED	2,700	2,600			
			OTHER	0	0			
						TOTAL	382,700	348,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	A 0.75 WOOD-3X4	1974	12	46.40	400
APV	A	1.00	F 0.60	1974	1,000	0.70	400
SHF	+	1.10	G 0.90 10X12	2014	120	17.61	1,900



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2011	DF
MODEL	5		CIM	LIST	10/16/2011	DF
STYLE	31	1.97	STORE(SM. RET) [50%]	REVIEW	11/15/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1863	SIZE ADJ	0.945	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	554,460
NET AREA	2,537	DETAIL ADJ	1.968	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	1,275		60.58	77,245		
\$NLA(RCN)	\$219	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	1,275	1863	171.21	218,291		
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,262	1863	171.21	216,065		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	952		45.02	42,859		
				FLOORING	1	HARDWOOD	1.00										
				INT FINISH	1	PLASTER	1.04										
				H.V.A.C.	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										



CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	62 62 %
FUNC	0
ECON	20 APPEAL
DEPR	82 % GD 18
RCNLD	\$99,800