Key: 3071

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,189

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SNOW JOHN H, SNOW FREDA, & SNOW ANDRIANNE H PO BOX 533 TRURO, MA 02666	51-24-0	17 SO PAMET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SNOW JOHN H, SNOW FREDA,	04/15/2022	A	1	35053-87
SNOW JOHN H & FREDA	07/05/1990	99		7216-122

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	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
SS14	10/19/2005	50	SPLIT SUB				100	100
05-107	07/12/2005	10	ALL OTHERS	21,400	02/22/2006	WL	100	100
04-114	07/15/2004	90	BP NVC	11,000	02/22/2006	WL	100	100
88--141	09/28/1988	2	ADDITION	30,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1 1.00	1 1.00	414,115	1.00	1 1.00	R06 1.15			320,940
300	A	2.315	12 1.00	1 1.00	1 1.00	31,625	1.00	1 1.00	R06 1.15			73,210

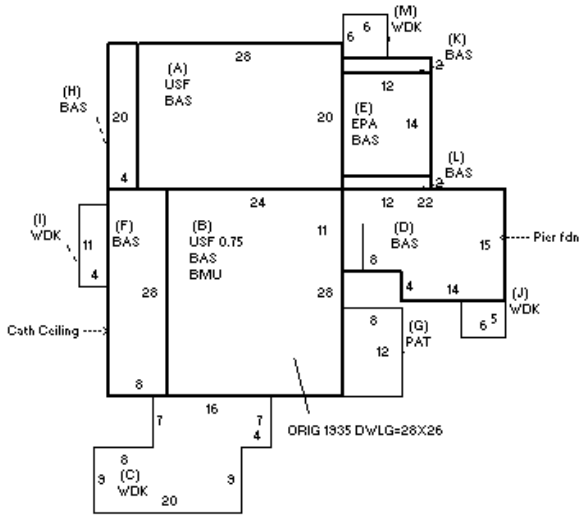
TOTAL	3.090 Acres	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	FY07 REDUCED ACREAGE+REMV FRNTG		
Infl1	NO ADJ		FACTOR+ROW ADJ (ACCESS TO 51-68) PER 2005		
Infl2	NO ADJ		SUBDIV PLAN W/NEW ROAD. FY11 Lpi DECR PER		
			FIELD REV.		

ASSESSED	CURRENT	PREVIOUS
LAND	394,200	342,700
BUILDING	824,900	669,300
DETACHED	5,500	5,200
OTHER	0	0
TOTAL	**1,224,600**	**1,017,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	A 1.00	A 0.75	15X22		330	18.35	4,500
SHF	A 1.00	A 0.75	8X10	1980	80	16.47	1,000

PHOTO 03/06/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/6/2020	LG
LIST	3/6/2020	LG
REVIEW	12/16/2010	MR

BLDG COMMENTS

YEAR BLT	1935	SIZE ADJ	0.980
NET AREA	3,114	DETAIL ADJ	1.000
$NLA(RCN)	$378	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,330	1988	360.86	479,943
A	USF	L	UP-STRY FIN	560	1988	292.64	163,877
B	BMU	N	BSMT UNFINISHED	672		96.10	64,581
B	USF	L	UP-STRY FIN	504	1935	292.64	147,489
+	WDK	N	ATT WOOD DECK	402		60.69	24,397
E	EPA	N	ENCL PORCH	168		166.32	27,942
G	PAT	N	PATIO	96		25.40	2,439
+	BAS	L	BAS AREA	720	1935	360.86	259,818
	MST	O	MASONRY STACK	1		3,798.10	3,798
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,178,483
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$824,900