Key: 3087

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,208

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LARKIN RICHARD S & PERRY DAVID HENRY 8 HASKELL ST SUITE#3 ALLSTON, MA 02134-1529	51-41-0	42 SO PAMET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LARKIN RICHARD S &	12/01/1998	99		11878-160
LARKIN RICHARD S & PERRY	10/16/1998	H	168,000	11766-186
GRAY MARY E ESTATE OF	10/15/1998	H	10,000	11766-184

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

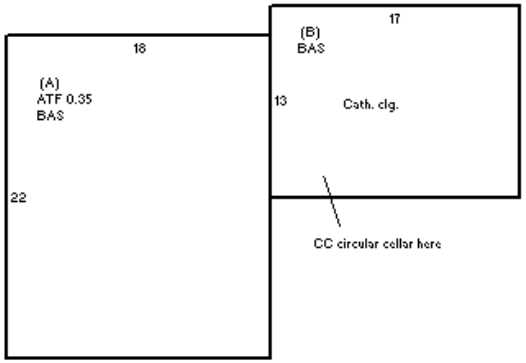
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-038	03/01/1999	4	REHAB	62,000	01/01/2000		100	100
90-106	09/10/1990	5	DEMO	50	05/08/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.600	16 1.00	1 1.00	1 1.00	828,230	1.19	1 1.00	SR4 2.30			593,150

TOTAL	26,136 SF	ZONING	NSD	FRNT	0
Nbhd	NAT'L SEASHORE	NOTE	FY11=DELETED VW PER FIELD REV (NOT RIVERFRONT).		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	593,200	515,700
BUILDING	161,300	138,800
DETACHED	0	0
OTHER	0	0
TOTAL	**754,500**	**654,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/04/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/4/2019	LG
LIST	6/4/2019	LG
REVIEW	12/15/2010	MR

BLDG COMMENTS

EYB=TOTAL REHAB PER 1999 RENOVATION. BR = OPEN LOFT. Rinnai heat.

YEAR BLT	1881	SIZE ADJ	1.060
NET AREA	617	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	12	OTHER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	617	1881	289.78	178,796
A	ATF	N	FINISHED ATTIC	139		149.87	20,833
	BMU	N	BSMT UNFINISHED	100		77.93	7,793

TOTAL RCN	209,522
CONDITION ELEM	CD

EFF.YR/AGE	1999 / 23	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$161,300