

Key: 3099

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.221

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KOCH JOHN & SHARON PO BOX 1192 TRURO, MA 02666				51-53-0				53 SO PAMET RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KOCH JOHN & SHARON				05/12/2014	A		28137-192					
KOCH JOHN				07/02/2004	99		18792-178					
KOCH JOHN & SHARON				10/30/1987	QS	220,000	6000-347					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	828,230	1.00	1	1.00	SR4	2.30	641,880
300	A	0.965	16	1.00	1	63,250	1.00	1	1.00	SR4	2.30	61,040

LAND

TOTAL	1.740 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N 5x10 SHED IS ATTACHED TO DGF. FY11 Lpi DECR O PER FIELD REV. FY12 391 SF OF GAR CONVERTED T TO WRK STUDIO (WATERCLOSET W/TOILET&SINK E NEARBY).				LAND	702,900	611,200
Inf1	NO ADJ					BUILDING	449,800	387,500
Inf2	NO ADJ					DETACHED	38,100	36,400
						OTHER	0	0
<b>TOTAL</b>						<b>TOTAL</b>	<b>1,190,800</b>	<b>1,035,100</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A-	0.70 RT SIDE 23*1	1971	391	25.20	6,900
ST1	A	1.00 A+	0.80 LEFT SIDE 23	1971	391	95.40	29,800
SHF	A	1.00 A-	0.70 ATT TO GAR 5	1972	45	17.17	500
WDK	A	1.00 A	0.75 ST1 REAR 8*	1971	72	11.00	600
PTD	A	1.00 A	0.75 IRREG 14*14		196	2.30	300



BUILDING

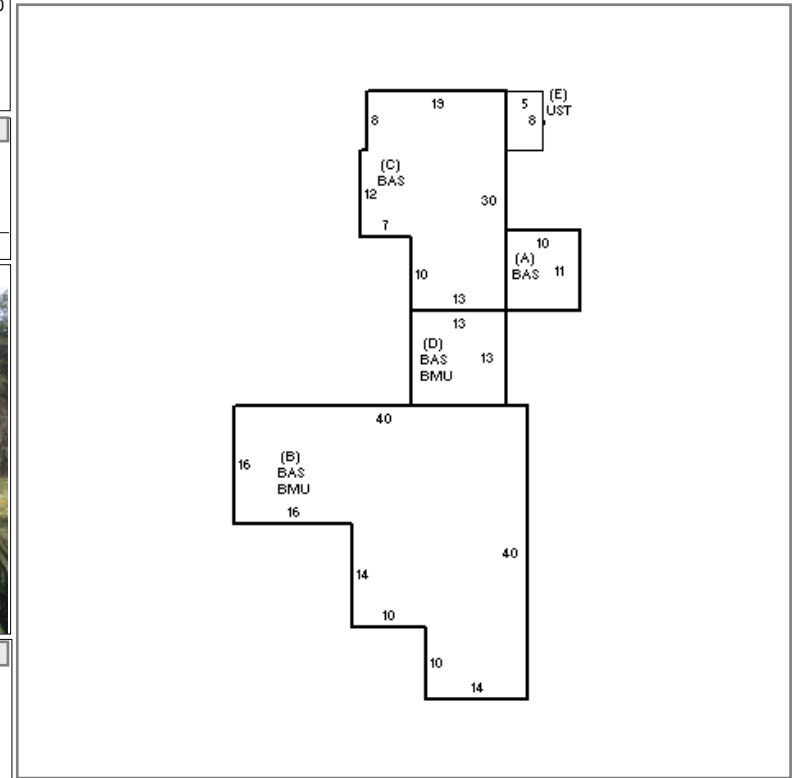
BUILDING	CD	ADJ	DESC	MEASURE	3/6/2020	LG
MODEL	1		RESIDENTIAL	LIST	6/26/2020	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	5/31/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
6/26/2020 Interior data confirmed by Owner via phone (C-19). Wdstove. Garage space is half Studio (has basic watercloset, no heat), half Garage bay with attached shed.

INDING

YEAR BLT	1951	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692,012
NET AREA	1,917	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,917	1951	303.61	582,011		
\$NLA(RCN)	\$361	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,285		69.08	88,768		
				ROOF SHAPE	1	GABLE	1.00	E	UST	N	UTILITY STORAGE	40		112.77	4,511		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE	1		9,391.80	9,392		
				FLOOR COVER	2	SOFTWOOD	1.00		MST	O	MASONRY STACK	1		3,130.30	3,130		
				INT. FINISH	3	WOOD PANEL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										

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	%
20-368	12/01/2020	3	REPAIR/REMOD	83,600	08/26/2021	LG	100	100
10-189	09/27/2010	90	BP NVC	4,013	05/17/2011	MR	100	100
09-224	12/22/2009	40	STUDIO	26,000	05/17/2011	MR	100	100
99-157	09/01/1999	2	ADDITION	50,000	07/01/2000		100	100



CONDITION ELEM	CD
EFF.YR/AGE	1976 / 46
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$449,800