

Key: 3175

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.292

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TUFANO PETER & MARY JEANNE 10 FROST ST CAMBRIDGE, MA 02140				53-28-0				41 FISHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TUFANO PETER & MARY JEANNE				02/02/2001	QS	510,000		13534-312			
JACOBS ARNOLD J & RUTH				02/27/1978	99	14,000		2666-241			

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	%
03-241	12/09/2003	9	DECK	17,000	10/18/2005	WL	100	100
93-120	10/01/1993	9	DECK	1,300	06/10/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520 15 1.00		1 1.00	1 1.00	522,145	1.32	1 1.00	R07	1.45		357,860

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	357,900	311,200
Inf1	NO ADJ		BUILDING	437,700	371,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	795,600	682,600

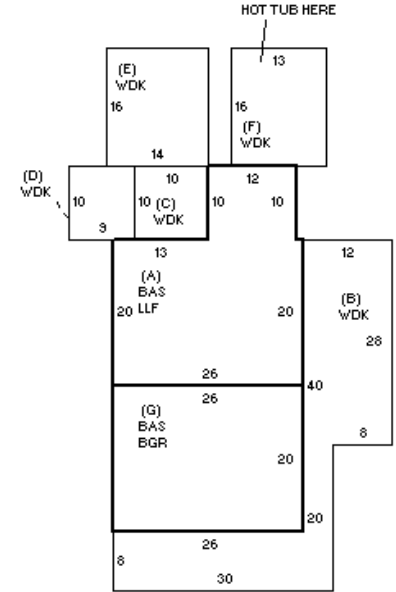
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

GRN1=FALLING APART.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2010	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$352	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	3	RADIANT	1.02
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	640	1980	210.43	134,676
+	BAS	L	BAS AREA	1,160	1980	312.93	362,998
+	WDK	N	ATT WOOD DECK	1,246		46.44	57,859
G	BGR	N	SF BSMT GARAGE	520		98.16	51,044
	F11	O	FPL 1S 10P	1		11,160.20	11,160
	HTB	O	HOT TUB	1		12,400.50	12,401
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	634,338	
CONDITION ELEM	CD	
EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$437,700	