Key: 3180

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,298

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JANET L CAPASSO FAMILY TRUST &	**53-34-0**	**40 FISHER RD**
CAPASSO ELLIOT P&FONTANA CHRIS		
c/o CHRIS FONTANA		
9380 GULF SHORE DR, APT 306		
NAPLES, FL 34108		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JANET L CAPASSO FAMILY TR	04/10/2007	99		21927-76
PARKER LAURENCE R &JEAN A	02/06/2007	99		8592-193+
PARKER LAURENCE R &JEAN A	05/25/1993	99		8592-193+

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	%
20-134	06/01/2020	3	REPAIR/REMOD	20,000	10/14/2020	LG	100	100
08-159	08/26/2008	90	BP NVC	1,500	04/16/2009	JH	100	100
	06/02/2008	20	NO PERMIT		02/15/2012	FC	100	100
06-202	09/07/2006	90	BP NVC	2,200	06/02/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.120	15 1.00	1 1.00	1 1.00	522,145	3.66	1 1.00	R07 1.45			229,340

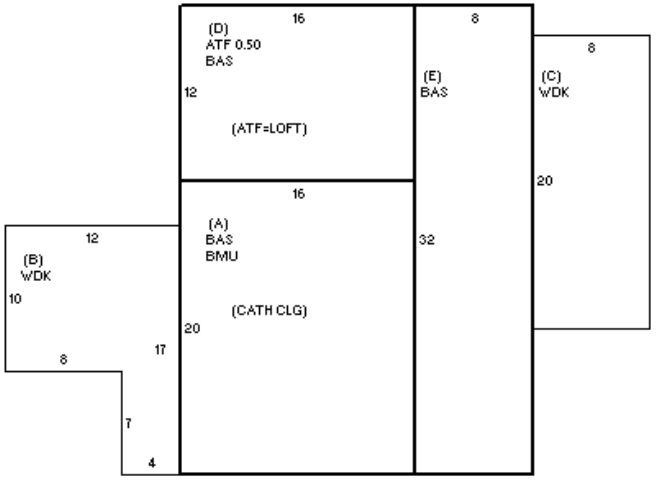
TOTAL	5,227 SF	ZONING	RES	FRNT	0

Nbhd	SOUTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	229,300	199,400
BUILDING	199,900	169,600
DETACHED	0	0
OTHER	0	0
TOTAL	**429,200**	**369,000**

PER 2/15/12 SITE VISIT: SAW METAL STACK (BUT NO FPL OR WDSTV)+ELEC WALL HEATER IN LR



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/14/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2015	FC
LIST	7/20/2015	EST
REVIEW	5/31/2011	MR

YEAR BLT	1932	SIZE ADJ	1.050
NET AREA	768	DETAIL ADJ	1.010
$NLA(RCN)	$372	OVERALL	0.930

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	320		79.77	25,527
A	BAS	L	BAS AREA	320	1932	296.62	94,918
+	WDK	N	ATT WOOD DECK	308		49.88	15,364
+	BAS	L	BAS AREA	448	1932	296.62	132,885
D	ATF	N	FINISHED ATTIC	96		153.41	14,728

TOTAL RCN	285,521

CONDITION ELEM	CD

EFF.YR/AGE	1990 / 32		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$199,900		