Key: 3192

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,308

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THORNLEY JOHN M & NANCY O C/O JOHN M THORNLEY LIVING TR PO BOX 23 TRURO, MA 02666	53-47-0	3 BENSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHN M THORNLEY LIVING T	01/25/2023	F	1	35609-173
THORNLEY JOHN M & NANCY O	05/18/1994	G		9196-116+

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	%
23-238	06/01/2023	9	DECK	230,000			0	0
23-096X	03/14/2023	4	REHAB	9,500			0	0
NP		20	NO PERMIT		01/05/2023	LG	0	0
SS-22-1		50	SPLIT SUB		07/08/2021	JN	100	100
21-089X	03/17/2021	4	REHAB	79,078	01/05/2023	LG	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	15	1.00	1	1.00	1	1.00	522,145	1.00	1	1.00	R07	1.45			404,660
300	A	0.595	15	1.00	1	1.00	1	1.00	39,875	1.00	1	1.00	R07	1.45			23,730

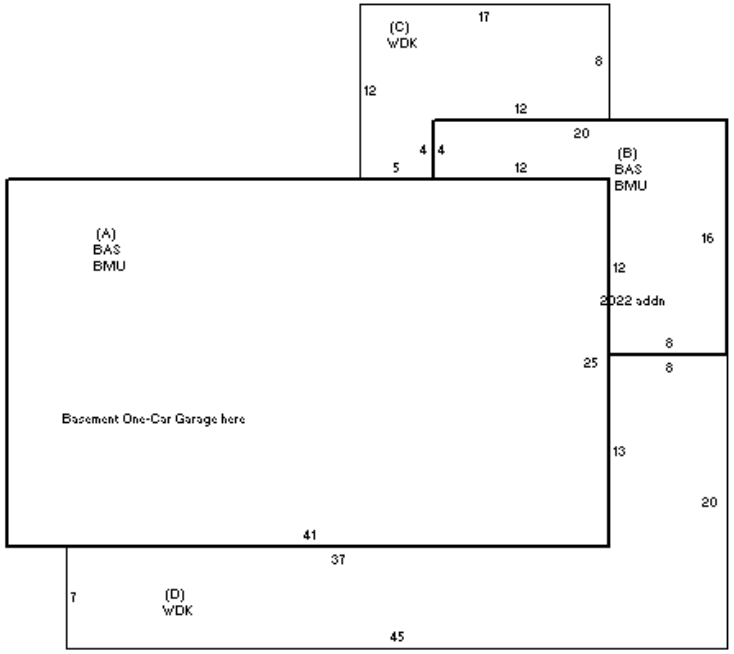
TOTAL	1.370 Acres	ZONING	RES	FRNT	119
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	428,400	372,500
BUILDING	318,600	229,100
DETACHED	0	0
OTHER	0	0
TOTAL	**747,000**	**601,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/05/2023



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	3/12/2020	LG
LIST	3/12/2020	EST
REVIEW	12/13/2010	MR

BLDG COMMENTS

Driveway to Garage is on Thornley Meadow Road.

YEAR BLT	1960	SIZE ADJ	1.040
NET AREA	1,201	DETAIL ADJ	1.000
$NLA(RCN)	$390	OVERALL	0.940

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
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
+	BMU	N	BSMT UNFINISHED	1,201		64.92	77,965
A	BAS	L	BAS AREA	1,025	1960	294.04	301,391
B	BAS	L	BAS AREA	176	2022	294.04	51,751
+	WDK	N	ATT WOOD DECK	575		44.07	25,337
	BMG	O	BSMT GARAGE	1		7,060.20	7,060
	MST	O	MASONRY STACK	1		2,941.60	2,942

TOTAL RCN	468,546

CONDITION ELEM	CD

EFF.YR/AGE	1980 / 42	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$318,600