

Key: 3223

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.342

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCES DRAFT LIVING TRUST				53-82-0				25 FISHER RD			
TRS: FRANCES DRAFT				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
334 FOURTH ST				FRANCES DRAFT LIVING TRUS				01/10/2022 F 10 34816-251			
BROOKLYN, NY 11215				DRAFT FRANCES				08/28/1998 P 310,000 11666-283			
				AUGUSTUS CONSTRUCTION CO				10/24/1997 QS 95,000 11021-040			

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	%
97-155	10/01/1997	1	SINGLE FAM R	130,000	01/01/1999		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.010 15 1.00		1 1.00	1 1.00	39,875	1.00	1 1.00	R07	1.45		400

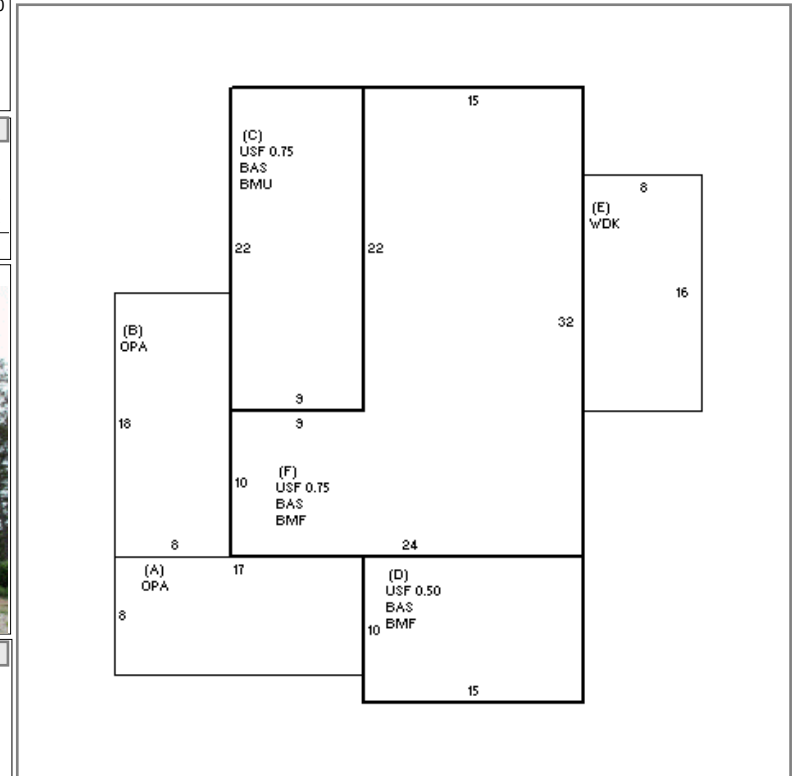
TOTAL	34,188 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE 1/10/2022 SF chng per Deed 34816-253.	LAND	405,100	352,200			
Inf1	NO ADJ		BUILDING	575,700	473,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		980,800	825,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	06/25/2019
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	757,490
NET AREA	1,569	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	OPA	N	OPEN PORCH	280		92.23	25,823	CONDITION ELEM	CD
\$NLA(RCN)	\$483	OVERALL	1.120	EXT. COVER	8	TEX PLYWOOD	1.00	C	BMU	N	BSMT UNFINISHED	198		107.32	21,249		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	918	1998	399.06	366,339		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	651	1998	310.93	202,414		
				FLOOR COVER	1	HARDWOOD	1.00	+	BMF	N	BSMT FINISH	720		174.94	125,958		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	ATT WOOD DECK	128		78.96	10,107		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2.5	1.00														
FIXTURES		8	\$5,600														
UNITS		0	1.00														
																EFF.YR/AGE	1998 / 24
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$575,700