

Key: 3261

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3380

LEGAL

LAND

DETACHED

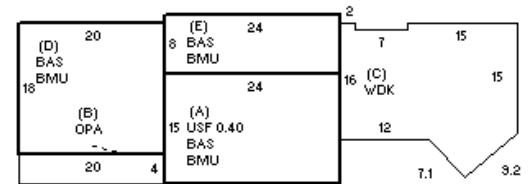
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AMELIA & GRACIE REALTY TRUST TRS: ELIZABETH F GARCIA PO BOX 1105 TRURO, MA 02666-1105				54-25-0				13 FISHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
AMELIA & GRACIE REALTY TR				12/28/2006	99	21654-348		21654-348			
BOLEYN R BRUCE & SALLY C				08/17/2006	99	21277-235		21277-235			
CJEF BOLEYN REALTY TRUST				02/25/2003	99	16450-309		16450-309			

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	%
20-191X	07/27/2020	4	REHAB	25,475	09/20/2020	LG	100	100
20-186X	07/22/2020	90	BP NVC	1,350	09/20/2020	LG	100	100
19-393X	11/27/2019	90	BP NVC	630	03/25/2020	LG	100	100
08-167	09/05/2008	90	BP NVC	3,000	04/16/2009	JH	100	100
94-039	05/02/1994	2	ADDITION	23,000	06/19/1996		100	100

TOTAL	20,038 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND		344,700	299,700		
Inf1	NO ADJ		BUILDING		296,100	255,300		
Inf2	NO ADJ		DETACHED		500	400		
			OTHER		0	0		
TOTAL					641,300	555,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	D+	0.30 6*16		96	16.47	500



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2015	FC
MODEL	1		RESIDENTIAL	LIST	4/1/2013	BE
STYLE	4	1.10	CAPE [100%]	REVIEW	3/5/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
2020 Roof replaced.

YEAR BLT	1840	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469,997		
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	912		82.48	75,224	CONDITION ELEM	CD		
\$NLA(RCN)	\$445	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	552	1840	347.50	191,818				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	144	1840	276.28	39,784				
STORIES(FAR)	1.4	1.00	ROOF COVER	4	WOOD SHAKES	1.00	B	OPA	N	OPEN PORCH	80		102.62	8,209					
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	404		55.00	22,221					
BEDROOMS	2	1.00	INT. FINISH	5	OTHER	1.00	D	BAS	L	BAS AREA	360	1994	347.50	125,099					
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	MST	O	MASONRY STACK	1		3,442.30	3,442						
FIXTURES	6	\$4,200	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER			0.00							
UNITS	1	1.00																	
																		EFF.YR/AGE	1974 / 48
																		COND	37 37 %
																		FUNC	0
																		ECON	0
																		DEPR	37 % GD 63
																		RCNLD	\$296,100