

Key: 3281

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.402

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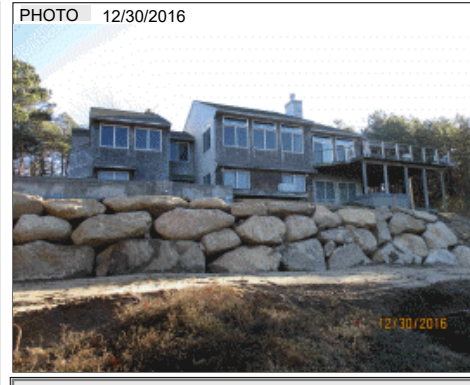
CURRENT OWNER										PARCEL ID				LOCATION			
CRAGIN JOHN E & FIFE MARILYN C 9 COMMONWEALTH AVE BOSTON, MA 02116										54-47-0				10 STEPHENS WAY			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CRAGIN JOHN E & FIFE MARI MILK CART WAY REALTY TRUS STEPHENS MARIE KIMBLE &										12/28/2012		A		26994-349			
										01/31/2003		O		800,000		16333-121	
										12/31/1999		H		(ATTESTD)			
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	1,188,330	1.00	1	1.00	V14		920,960					
300	A	2.045	15	1.00	1	90,750	1.00	1	1.00	V14		185,580					

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	%
16-272	11/15/2016	99	ALL OTHER	20,000	07/24/2018	LG	100	100
16-240	10/14/2016	70	POOL	91,420	03/09/2019	LG	100	100
06-151	07/05/2006	6	SHED	5,000	06/02/2008	JH	100	100
03-154	09/08/2003	1	SINGLE FAM R	650,000	10/24/2005	LVM	100	100

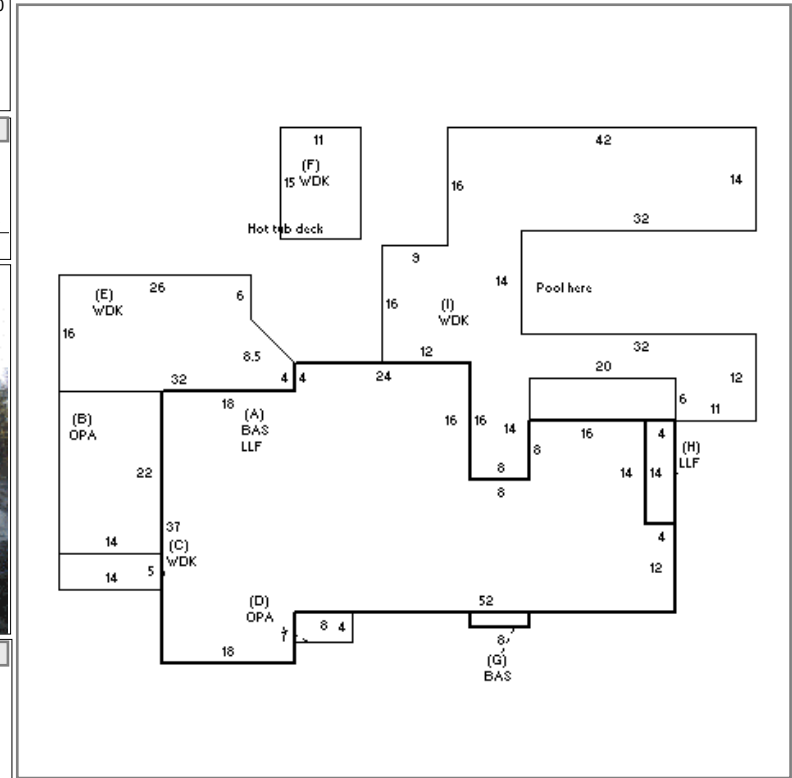
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TOTAL	2.820 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY05 ACRG CHG PER 2003 PLAN. ST1=1 RM+HALF			LAND	1,106,500	962,000
Infl1	NO ADJ	O	BATH+PTD. HTB ON SFR WDK.			BUILDING	1,434,500	1,232,300
Infl2	NO ADJ	T				DETACHED	53,000	50,500
		E				OTHER	0	0
						TOTAL	2,594,000	2,244,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 20*20		400	95.40	28,600
PTD	A	1.00	A 0.75 15*17		255	2.30	400
HTB	G+	1.25	A 0.75	2003	1	3,413.00	2,600
SHF	A	1.00	A 0.75 12*16	2007	192	15.54	2,200
SPC	G+	1.25	A 0.75 14*32	2016	448	57.15	19,200



BLDG COMMENTS
2 ODS'S (1 ON SFR AND 1 ON STUDIO BLDG).
STUDIO HAS HALF BATH, ODS, PATIO AND OPEN
LOFT 10' DEEP.



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BUILDING	CD	ADJ	DESC	MEASURE	4/5/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/21/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,252	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	2,146	2003	285.00	611,616
\$NLA(RCN)	\$417	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	340		102.14	34,729
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	1,989		69.44	138,123
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	2,106	2003	440.45	927,578
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	2		23,179.45	46,359
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,771,005
CONDITION ELEM	CD
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$1,434,500