

Key: 3291

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.411

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORRIS GREGORY M LIFE ESTATE RMNDR: GREGORY F MORRIS ET AL PO BOX 356 TRURO, MA 02666				54-58-0				11 ABBY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORRIS GREGORY M LIFE EST				10/15/2021	F	1	(227905)				
MORRIS GREGORY M				08/28/2001	99		(162587)				
MORRIS GREGORY M & TERESA				10/09/1996	H		(142290)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-129	08/05/2004	35	RES EXEMPT		03/08/2023			0
95-022	03/03/1995	6	SHED	2,400	06/05/2008	JH	100	100
90-120	10/05/1990	10	ALL OTHERS	10,000	06/19/1996		100	100
87-063	05/12/1987	10	ALL OTHERS	2,500	07/28/1992		100	100
		7	GARAGE	5,000	12/31/1987		100	100

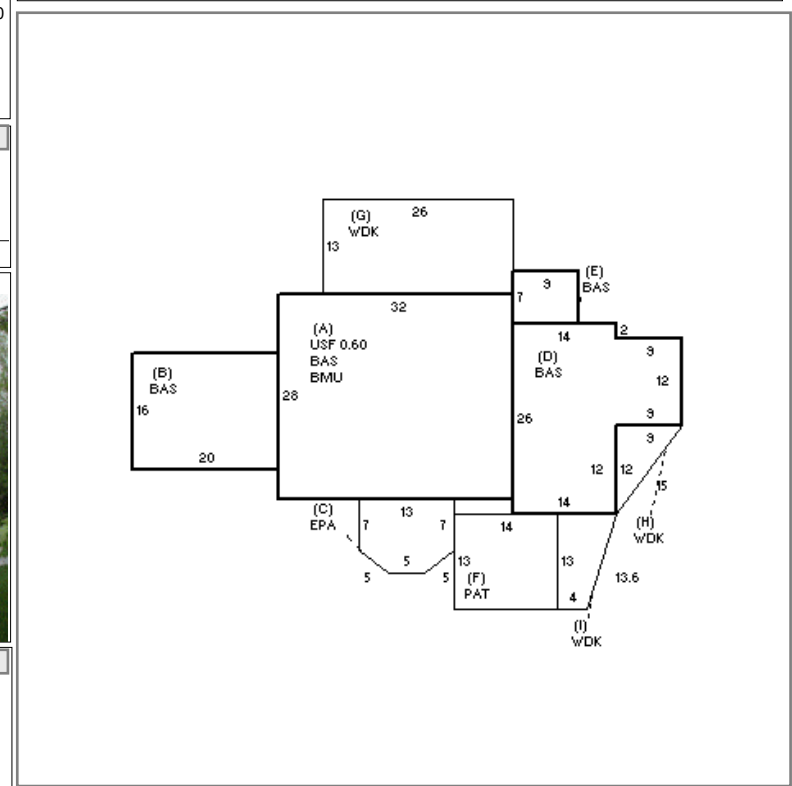
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	HV1	1.75		488,390
300	A	0.295	15	1.00	1	1.00	1	1.00	HV1	1.75		14,200

TOTAL	1.070 Acres		ZONING	RES	FRNT	312	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	CABANA HAS TILE FLR+ELEC+FULL BAR			LAND	502,600	437,000
Inf1	NO ADJ			BUILDING	774,700	632,900			
Inf2	NO ADJ			DETACHED	25,400	24,400			
				OTHER	441,000	376,900	TOTAL	1,743,700	1,471,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	G 0.90 L-SHAPED	1991	368	23.69	7,800
SHF	G	1.18	A 0.75 8X10	2004	80	19.44	1,200
CAB	G+	1.25	G 0.90 18X16	2005	1,000	3.63	3,300
PTD	A	1.00	A 0.75		1,338	2.30	2,300
WDK	G	1.18	G 0.90 EST 13*20+16		516	12.98	6,000
WDK	G	1.18	G 0.90 IRREG		170	12.98	2,000
GZB	G	1.18	G 0.90 8 SIDES 5' E		121	26.14	2,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/12/2010	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/16/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,289	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		104.60	93,719
\$NLA(RCN)	\$498	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	896	1976	425.54	381,284
				ROOF SHAPE	3	GAMBRELL	1.00	A	USF	L	UP-STRY FIN	538	1976	346.84	186,602
				ROOF COVER	2	WOOD SHINGLES	1.01	B	BAS	L	BAS AREA	320	1984	425.54	136,174
				FLOOR COVER	4	TILE	1.00	C	EPA	N	ENCL PORCH	118		201.22	23,744
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	472	1980	425.54	200,855
				HEATING/COOLING	2	HOT WATER	1.02	E	BAS	L	BAS AREA	63	1990	425.54	26,809
				FUEL SOURCE	2	GAS	1.00	F	PAT	N	PATIO	182		24.12	4,390
								+	WDK	N	ATT WOOD DECK	470		69.75	32,783
									F21	O	FPL 2S 1OP	1		21,827.40	21,827
									GFP	O	GAS FIREPLACE	2		13,097.00	26,194

TOTAL RCN	1,139,281	
CONDITION ELEM	CD	
EFF.YR/AGE	1979 / 43	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$774,700	

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MORRIS GREGORY M LIFE ESTATE				54-58-0				11 ABBY LN			
RMNDR: GREGORY F MORRIS ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 356											
TRURO, MA 02666											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

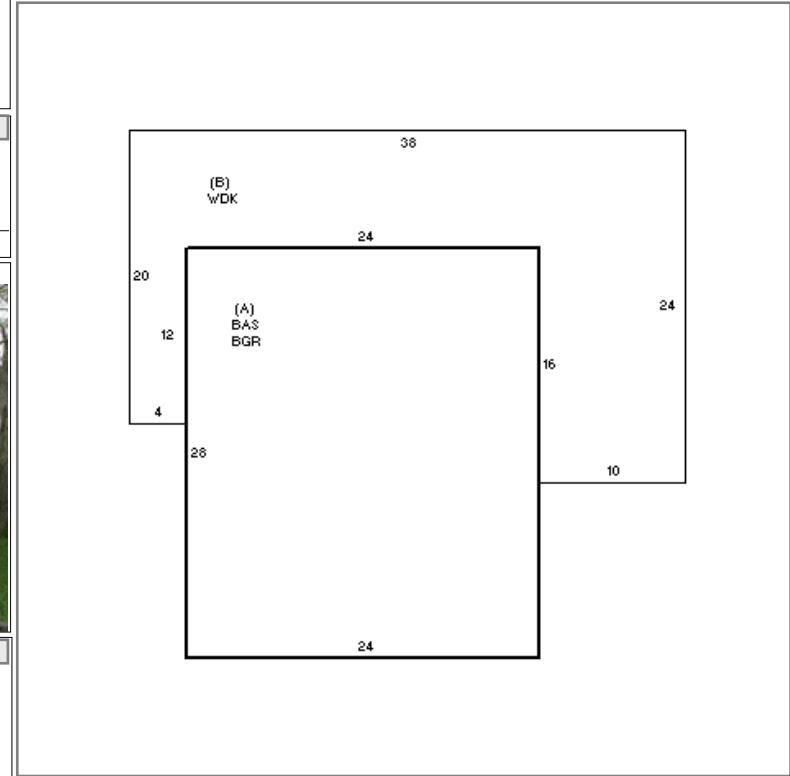
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	214,300	
Inf1		BUILDING			
Inf2		DETTACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2013	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	UPPER STORY LIVING SPACE PER ZBA SPEC PERMIT JUNE 1996.		

YEAR BLT	1989 <th>SIZE ADJ</th> <td>1.060 </td>	SIZE ADJ	1.060
NET AREA	672 <th>DETAIL ADJ</th> <td>1.000 </td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$456 <th>OVERALL</th> <td>1.000 </td>	OVERALL	1.000

G

YEAR BLT	1989	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306,195
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	672		94.14	63,261	CONDITION ELEM	CD
\$NLA(RCN)	\$456	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	672	1989	321.98	216,371		
CAPACITY				UNITS	ADJ	ROOF SHAPE	2	B	WDK	N	ATT WOOD DECK	512		47.78	24,463		
STORIES(FAR)	1	1.00	ROOF COVER	1	1.00	ROOF COVER	1										
ROOMS	3	1.00	FLOOR COVER	4	1.00	FLOOR COVER	1.00										
BEDROOMS	1	1.00	INT. FINISH	2	1.00	INT. FINISH	1.00										
BATHROOMS	1	1.00	HEATING/COOLING	1	1.00	HEATING/COOLING	1.00										
FIXTURES	3	\$2,100	FUEL SOURCE	1	1.00	FUEL SOURCE	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1989 / 33
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$214,300

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

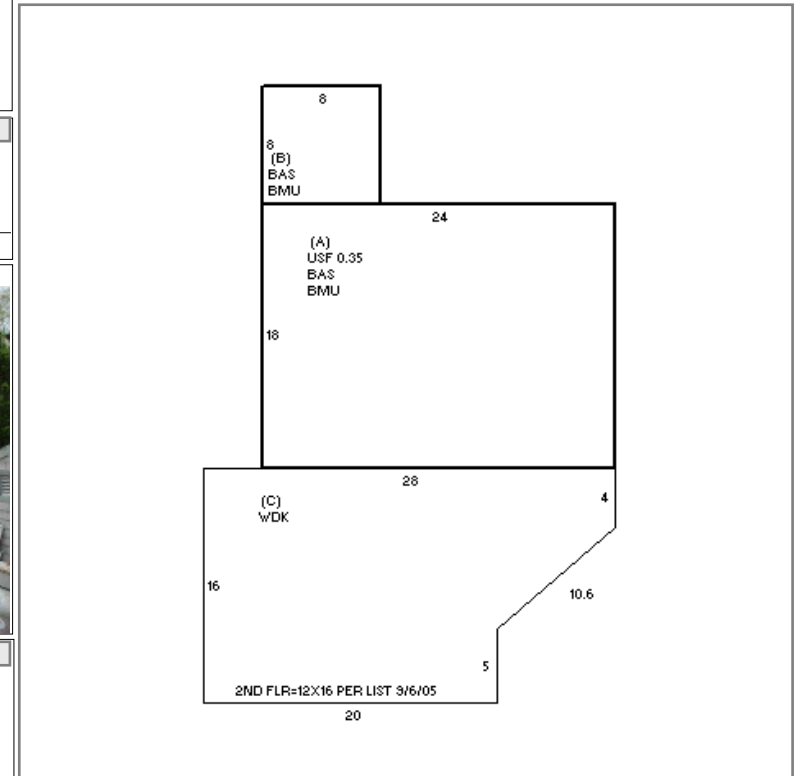
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	226,700	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1995	SIZE ADJ	1.060
NET AREA	647	DETAIL ADJ	1.000
\$NLA(RCN)	\$480	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.35	1.00
ROOMS		3	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	4	TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	496		96.12	47,674
+	BAS	L	BAS AREA	496	1995	357.40	177,270
A	USF	L	UP-STRY FIN	151	1995	284.15	42,907
C	WDK	N	ATT WOOD DECK	380		60.11	22,840
	F21	O	FPL 2S 1OP	1		17,703.10	17,703
	MST	O	MASONRY STACK			0.00	

TOTAL RCN	310,494
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$226,700