

Key: 3293

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.415

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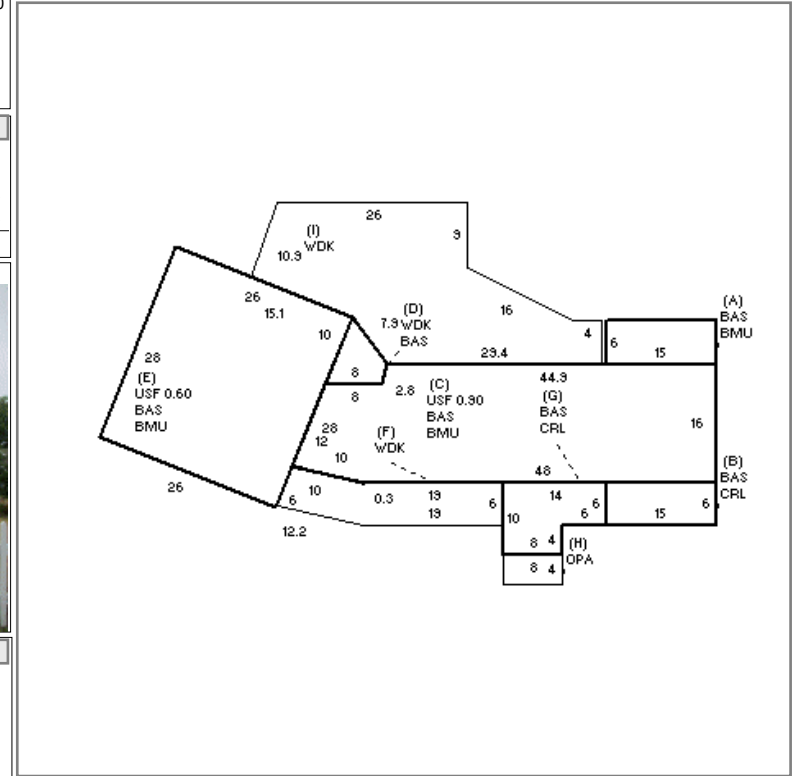
CURRENT OWNER				PARCEL ID				LOCATION				
MAUREEN P MANNING TRUST TRS: MICHAEL A WALSH 26 ARLINGTON ST CAMBRIDGE, MA 02140				54-60-0				8 MILL POND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)					
MAUREEN P MANNING TRUST				05/10/2022	V	2,388,000	35108-311					
TRACEY DENNIS H III &				10/10/2014	V	1,450,000	28440-206					
LITTAUER THOMAS J				05/15/2007	L	1,387,000	22026-66					
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	630,175	1.00	1	1.00	HV1	1.75	488,390
300	A	0.605	15	1.00	1	48,125	1.00	1	1.00	HV1	1.75	29,120

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 %
15-157	06/12/2015	2	ADDITION	152,000	10/05/2015	FC	100 100
	01/01/2004	50	SPLIT SUB				100 100
03-252	12/23/2003	4	REHAB	100,000	04/28/2004	BT	100 100
00-013	03/01/2000	4	REHAB	225,000	04/28/2004	BT	100 100
94-044	05/04/1994	9	DECK	900	01/01/1995		100 100

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TOTAL	1.380 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N	FY05 MERGED PCLS 60+61 (PRIOR ASSMNT WAS FOR P/O DWELL ON EACH PCL W/LOT LINE THRU CENTER).				LAND	517,500	449,900
Inf1	NO ADJ	O					BUILDING	1,733,800	1,255,900
Inf2	NO ADJ	T					DETACHED	1,200	1,100
		E					OTHER	0	0
							TOTAL	2,252,500	1,706,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12		96	16.47	1,200



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BUILDING	CD	ADJ	DESC	MEASURE	7/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/21/2022	LG
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1870	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,063,995
NET AREA	3,132	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,674		126.29	211,407		
\$NLA(RCN)	\$659	OVERALL	1.330	EXT. COVER	1	WOOD SHINGLES	1.00	+	CRL	N	CRAWL SPACE	206		82.86	17,069		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,207	1870	461.06	556,502		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,809	1870	589.60	1,066,594		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	875		91.06	79,682		
				INT. FINISH	2	DRYWALL	1.00	G	BAS	L	BAS AREA	116	2015	589.61	68,394		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OPA	N	OPEN PORCH	32		228.48	7,311		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		30,397.00	30,397			
								GFP	O	GAS FIREPLACE	1		18,239.00	18,239			
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,733,800