

Key: 3398

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.528

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TOSH KAREN PO BOX 693 TRURO, MA 02666				58-8-0				24 COOPER RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TOSH KAREN MACLIN M TRACEY &				05/27/2021	F	34155-56	12060-257	
02/12/1999	QS	340,000										

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	%
FY2023		35	RES EXEMPT		08/30/2022			0
22-185X	04/25/2022	4	REHAB	6,500	07/21/2022	LG	100	100
17-317X	12/01/2017	6	SHED	3,500	07/25/2018	JN	100	100
09-009	01/13/2009	90	BP NVG	24,000	09/09/2009	FC	100	100

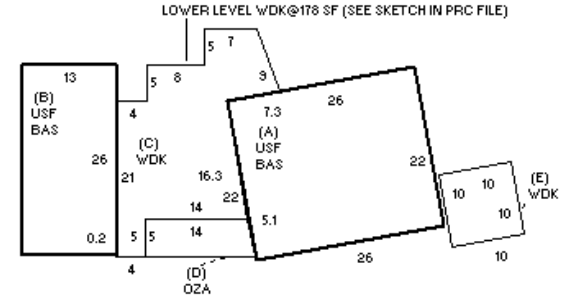
LAND

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	0.015	15	1.00	1	1.00	1	1.00	39,875	1.00	1	1.00	R07	1.45		600

DETACHED

TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE NO VIEW PER 9/9/09 SITE VISIT.			LAND	405,300	352,400	
Inf1	NO ADJ		BUILDING	434,400	352,700			
Inf2	NO ADJ		DETACHED	1,900	1,800			
				OTHER	0	0		
				TOTAL	841,600	706,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A+	0.80 8*16	2017	128	18.89	1,900



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/21/2015	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS NUMBER OF BEDROOMS AND BATHROOMS = ESTIMATE.		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1988	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,558
NET AREA	1,820	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	910	1988	352.81	321,060	CONDITION ELEM CD	
\$NLA(RCN)	\$341	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	910	1988	272.09	247,599		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	506		52.35	26,492		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OZA	N	OPEN BRZWAY	73		80.94	5,909		
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00		WDK	N	ATT WOOD DECK	178		66.32	11,804		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		3,495.00	3,495		
BATHROOMS	2	1.00		HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER	2		0.00			
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1988 / 34
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$434,400