

Key: 3452

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.584

LEGAL LAND

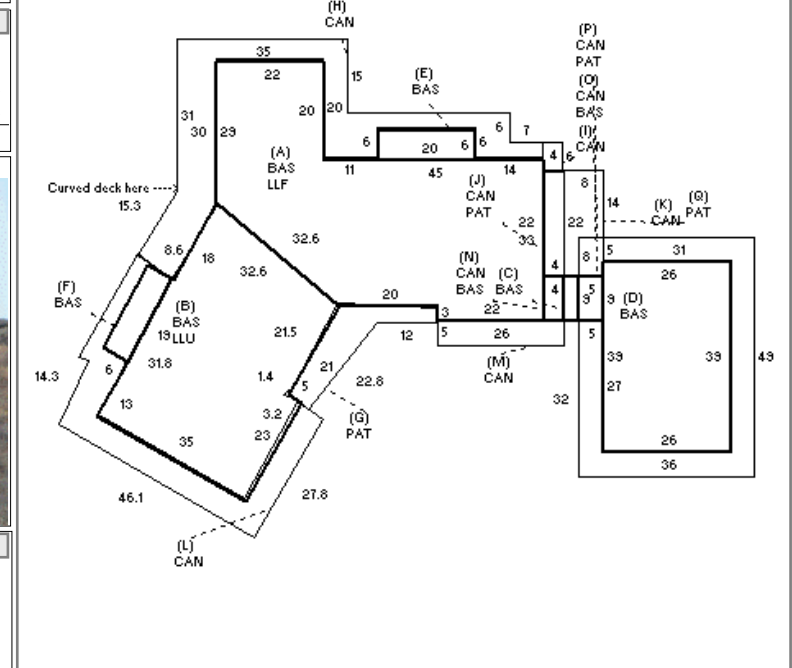
CURRENT OWNER										PARCEL ID			LOCATION		
MCDONAGH EILEEN & DAVOLI ROBERT E C/O SIGMA PRIME VENTURES 50 MILK ST. 16TH FL BOSTON. MA 02109										58-65-0			33 COOPER RD		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
MCDONAGH EILEEN & MURRAY JOHN T										02/15/2011	N	2,300,000	25258-347		
MURRAY JOHN T										01/14/2005	QS	2,650,000	19444-341		
NUGENT JOHN T										09/06/1996	QS	975,000	10377-081		
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	2,520,700	1.00	1	1.00	WF3	7.00	1,953,540			
300	A	2.035	15	1.00	1	192,500	1.00	1	1.00	WF3	7.00	391,740			
400	F	150	15	1.00	1	1,820	1.00	1	1.00	WF3	7.00	273,000			

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	%
22-333	08/22/2022	9	DECK	27,478	12/01/2022	LG	100	100
15-239	10/02/2015	1	SINGLE FAM R	4,000,000	04/22/2019	JN	100	100
13-172	07/12/2013	5	DEMO	39,000	08/12/2013	FC	100	100
11-103	06/13/2011	90	BP NVC	10,000	12/06/2012	FC	100	100
97-046	04/01/1997	10	ALL OTHERS	7,500	06/01/1999		100	100

LEGAL LAND

TOTAL	2.810 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	SEE UNREC 8/23/07 JOHN T. MURRAY ANR PLAN INTO 2 LOTS.			LAND	2,618,300	2,280,500
Inf1	NO ADJ		BUILDING	3,516,800	3,004,000			
Inf2	NO ADJ		OTHER	0	0			
TOTAL							6,135,100	5,284,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00	BEACH STAIRS	1997	1	0.00



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2019	LG
MODEL	1		RESIDENTIAL	LIST	2/6/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	WDK angled & rounded - est.		

DETACHED

BUILDING

YEAR BLT	2016	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,741,287		
NET AREA	7,437	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	2,254	2016	293.40	661,320	CONDITION ELEM	CD		
\$NLA(RCN)	\$503	OVERALL	1.100	EXT. COVER	14	OTHER	1.00	B	LLU	N	LOWER LEVEL UNF	1,578		233.41	368,315				
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	5,183	2016	453.42	2,350,076				
STORIES(FAR)				ROOF COVER	7	ROLL	1.00	+	PAT	N	PATIO	471		22.68	10,681				
ROOMS				FLOOR COVER	1	HARDWOOD	1.00	+	CAN	N	CANOPY	2,505		74.99	187,862				
BEDROOMS				INT. FINISH	2	DRYWALL	1.00		ELV	O	ELEVATOR	1		72,885.50	72,886				
BATHROOMS				HEATING/COOLING	1	FORCED AIR	1.00		WDK	N	ATT WOOD DECK	690		73.01	50,378				
FIXTURES				FUEL SOURCE	2	GAS	1.00		F12	O	FPL 1S 2OP	1		24,370.80	24,371				
UNITS																		EFF.YR/AGE	2016 / 6
																		COND	06 06 %
																		FUNC	0
																		ECON	0
																		DEPR	6 % GD 94
																		RCNLD	\$3,516,800