

Key: 347

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 285

LEG
A
L
L
A
N
D


CURRENT OWNER										PARCEL ID				LOCATION					
GEHL EDWARD LARKIN & BLANCHARD AMY ELIZABETH 41 AUBURN ST CONCORD, NH 03301										13-10-0				299 SHORE RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
GEHL EDWARD LARKIN & CULVER ANN C & OTOOLE MAR										12/03/2018	V	550,000	31704-27						
DOWNEY JAMES T & JOY F										06/20/2011	V	460,000	25516-101						
										07/26/1991	99	7625-029	7625-029						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	A	0.410	10	1.00	1	630,175	1.55	1	1.00	V2	1.75	401,610							

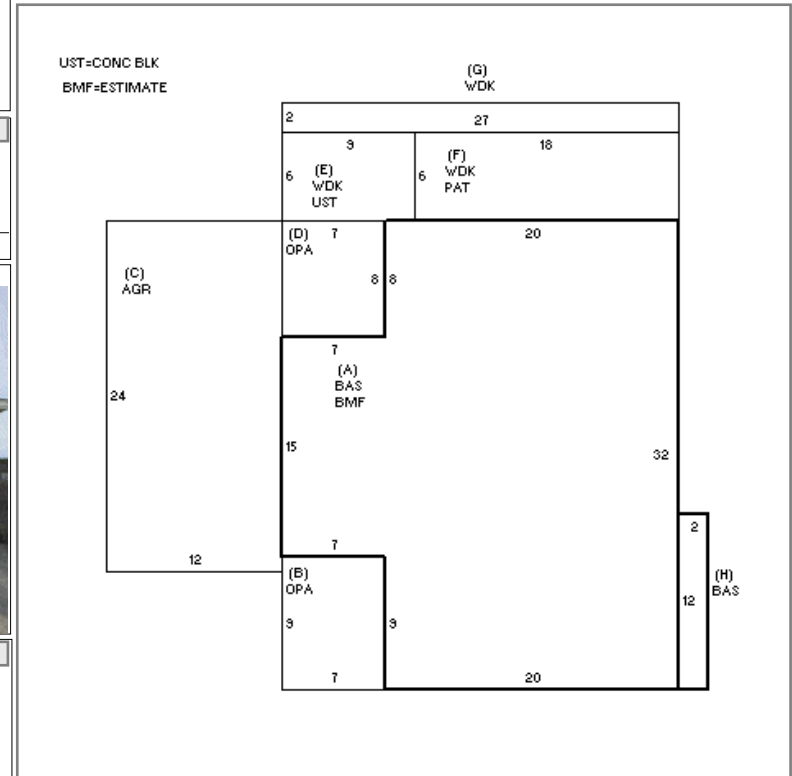
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15-322	12/30/2015	90	BP NVC	8,000			100 100
13-093	04/25/2013	90	BP NVC	1,980	12/04/2013	FC	100 100
11-197	09/28/2011	3	REPAIR/REMOD	5,000	02/07/2012	FC	100 100
11-045	03/22/2011	90	BP NVC	9,000	02/07/2012	FC	100 100

L
A
N
D

TOTAL	17,860 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	401,600	349,200
Inf1	NO ADJ		BUILDING	272,100	231,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	673,700	580,200			

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/05/2021
									



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2021	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	4/5/2021	LG	OWNS UNBUILDABLE BEACH (13-021) ACROSS STREET.
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1953	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,302		
NET AREA	769	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMF	N	BSMT FINISH	745		132.83	98,957	CONDITION ELEM	CD		
\$NLA(RCN)	\$513	OVERALL	0.950	EXT. COVER	10	VERT. BOARD	1.00	+	OPA	N	OPEN PORCH	119		77.81	9,259				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	288		102.44	29,504				
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	E	UST	N	UTILITY STORAGE	54		108.14	5,839				
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00	F	PAT	N	PATIO	108		17.46	1,885				
BEDROOMS	3	1.00		INT. FINISH	3	WOOD PANEL	1.00	+	WDK	N	ATT WOOD DECK	216		53.95	11,654				
BATHROOMS	2	1.00		HEATING/COOLING	5	ELECTRIC	0.95	+	BAS	L	BAS AREA	769	1953	303.00	233,004				
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00												
UNITS	0	1.00																EFF.YR/AGE	1985 / 37
																COND	31	31 %	
																FUNC	0		
																ECON	0		
																DEPR	31	% GD	69
																RCNLD	\$272,100		