

Key: 3513

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.652

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SANDERS FRANJA L PO BOX 83 TRURO, MA 02666-0096				59-61-0				123 OLD COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SANDERS FRANJA L				11/28/1969	99		1456-768+					
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	R05	1.15		320,940
300	A	0.705	15	1.00	1	1.00	1	1.00	R05	1.15		22,300

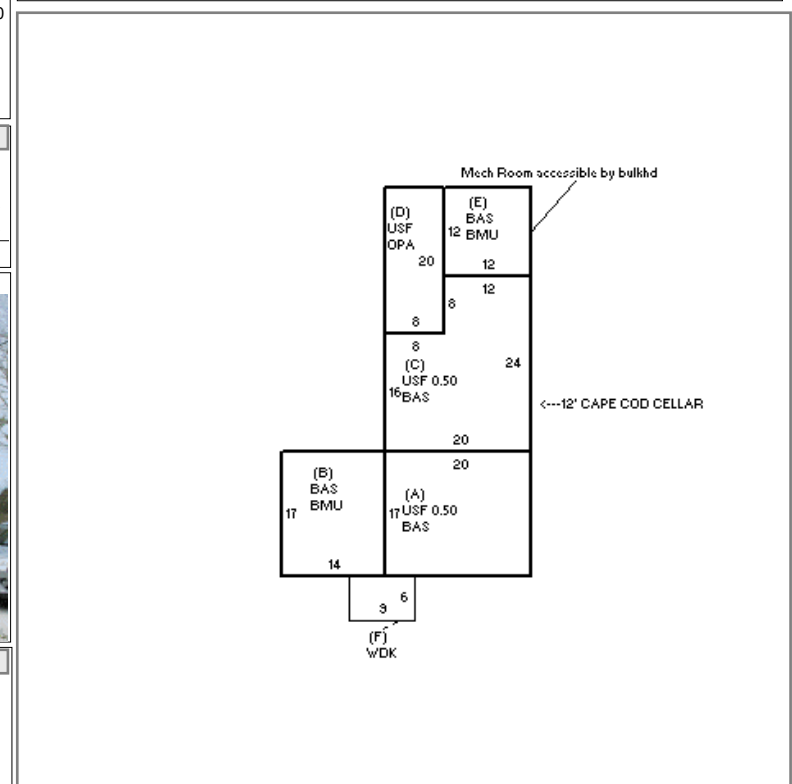
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-109X	04/29/2019	90	BP NVC		05/13/2019	LG	100	100
16-120	06/06/2016	80	SOLAR TAXABL	36,000	03/17/2017	LG	100	100
14-212	10/08/2014	90	BP NVC	5,000			100	100
07-SS20	12/14/2007	50	SPLIT SUB				100	100
90-129	10/24/1990	2	ADDITION	60,000	05/17/1991		100	100

TOTAL	1.480 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY09 ABTMT FOR 3 LOTS IN CONS RESTR =VAL			LAND	343,200	298,400
Inf1	NO ADJ	O	OVERRIDE TIL FY10 SPLIT MERGE: SEE NEW CR			BUILDING	512,900	416,200
Inf2	NO ADJ	T	PCLS 108 & 109 = MOSTLY MARSH.			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	856,100	714,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/13/2019	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1898	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	754,221
NET AREA	1,676	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,138	1898	434.69	494,680		
\$NLA(RCN)	\$450	OVERALL	1.220	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	538	1898	342.15	184,074		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	382		116.90	44,656		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	160		106.04	16,967		
				FLOOR COVER	3	W/W CARPET	1.00	F	WDK	N	ATT WOOD DECK	54		111.81	6,038		
				INT. FINISH	2	DRYWALL	1.00	MST	O	MASONRY STACK	1			4,306.10	4,306		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER				0.00			
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1981 / 41
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$512,900