

Key: 3520

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.662

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MARANGONI ALEXANDRE & LUZANNA 21 FATHER FRANCIS GILAY ST APT 209 BOSTON, MA 02118		59-68-0	120 PRINCE VALLEY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MARANGONI ALEXANDRE & LUZ		07/15/2020	QS	789,000	33072-227	
GREGORY-REYNOLDS REVOC TR		07/26/2018	O	375,000	31427-140	
COOPER WM J & JEAN O TRS		01/22/2008	99		12715-165+	

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	%
18-356	10/09/2018	2	ADDITION	125,000	07/25/2019	LG	100	100
09-131	07/24/2009	90	BP NVC	4,000	06/02/2010	JH	100	100

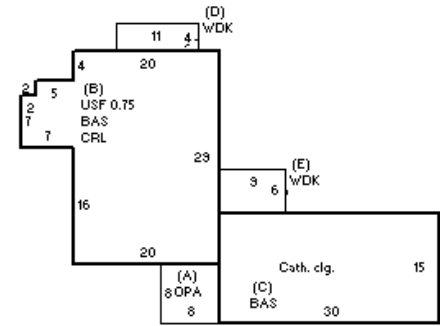
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.370	15	1.00	1	1.00	1	1.00	R05	1.15		255,790
350	A	0.430	15	1.00	1	1.00	1	1.00	TWP	1.00		2,970

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	258,800	225,000			
Infl1	NO ADJ		BUILDING	707,100	583,700			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	965,900	808,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/25/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/6/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	760,307		
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	OPA	N	OPEN PORCH	64		159.19	10,188	CONDITION ELEM	CD		
\$NLA(RCN)	\$485	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	B	CRL	N	CRAWL SPACE	639		60.01	38,345				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	639	1965	476.83	304,694				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	479	1965	375.31	179,774				
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	450	2018	476.83	214,573				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	98		108.49	10,632				
				HEATING/COOLING	8	HEAT PUMP	1.04												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	2015 / 7
																		COND	07 07 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$707,100