

Key: 3531

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.673

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIS JOSEPH W JR & ELIZABETH PO BOX 648 TRURO, MA 02666-0648				59-79-0				118 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANCIS JOSEPH W JR & ELIZ				03/22/1996	QS	155,000	10111-346				

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	%
FY2018		35	RES EXEMPT		10/01/2017			0
02-010	01/29/2002	2	ADDITION	95,000	05/29/2003	BT	100	100
97-28	03/13/1997	6	SHED	3,500	06/01/1997		100	100
96-41	03/26/1996	10	ALL OTHERS	2,300	06/01/1997		100	100

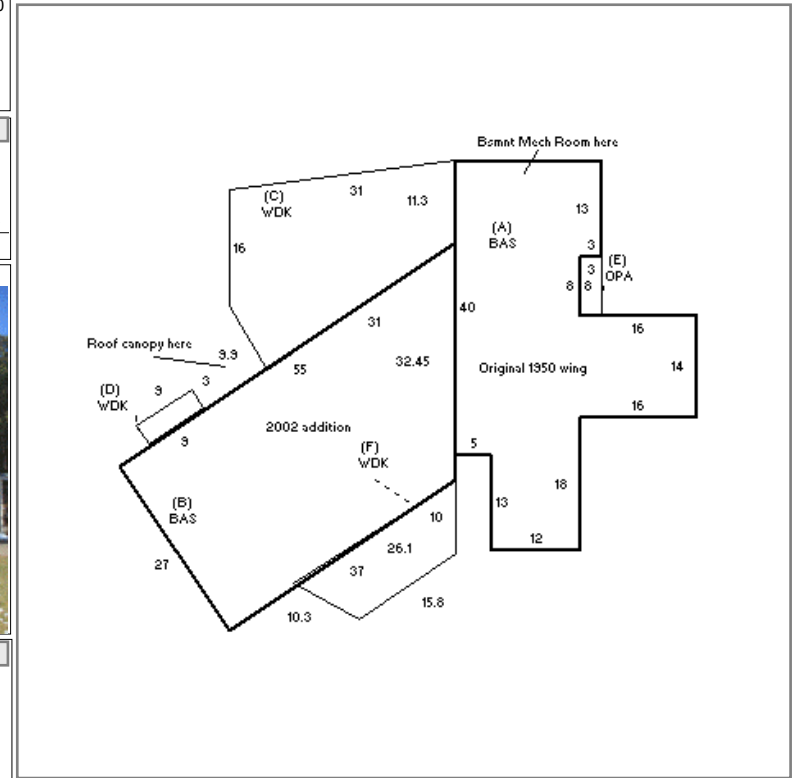
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 16	1.00 1	1.00 1	1.00 1	576,160	1.00 1	1.00 SR2	1.60			446,520
300	A	2.715 16	1.00 1	1.00 1	1.00 1	44,000	1.00 1	1.00 SR2	1.60			119,460

TOTAL	3.490 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	566,000	492,100	BUILDING	841,900	697,900
Inf1	NO ADJ		DETACHED	10,700	10,000	OTHER	0	0
Inf2	NO ADJ		TOTAL	1,418,600	1,200,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A-	0.70 10*30	1997	300	14.85	3,100
SHF	A	1.00 A	0.75 10*16		160	15.54	1,900
SHF	A	1.00 G	0.90 10*15		150	16.01	2,200
WDK	A	1.00 A	0.75 @ SHED IRREG		202	11.00	1,700
OSH	A	1.00 A	0.75 10*15		150	6.90	800
SHF	A	1.00 A	0.75 8*10		80	16.47	1,000



BLDG COMMENTS
 USU=10x14 OPEN LOFT USED AS OFFICE. BMU=144
 SF MECH ROOM IN REAR OF SEC A, AND 1,038 SF
 IN P/O SEC C.



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/2/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,341	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,099	1950	421.14	462,833
\$NLA(RCN)	\$529	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BAS AREA	1,242	2002	421.14	523,058
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	783	67.81	53,098
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	E	OPA	N	OPEN PORCH	24	211.25	5,070		
ROOMS	0	1.00	FLOOR COVER	4	TILE	1.00	BMU	N	BSMT UNFINISHED	1,182	103.81	122,699			
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	CAN	N	CANOPY	308	69.65	21,453			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	USU	N	UPPER STORY UNF	140	200.09	28,013			
FIXTURES	8	\$5,600	FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1	16,297.60	16,298			
UNITS	0	1.00					ODS	O	OUT DOOR SHOWER	1	0.00				

TOTAL RCN	1,238,122
CONDITION ELEM	CD
EFF.YR/AGE	1982 / 40
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$841,900