

Key: 501

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 410

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SILANO FABIOLA & GALVAO MARIA ALICE PO BOX 770 NO TRURO, MA 02652				22-13-0				139 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SILANO FABIOLA & MAGNA VIEW REALTY TR THE LEONARD LEE B				11/16/2021	QS	895,000	34668-129	
								07/28/1999	F		12436-168	
								12/31/1998	99		(UNRECRD)	

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	%
23-293	08/02/2023	80	SOLAR TAXABL	24,923				0
NP		20	NO PERMIT		03/15/2022	JN	100	100
22-113X	03/08/2022	3	REPAIR/REMOD	8,718	06/03/2022	LG	100	100
22-063X	02/23/2022	90	BP NVC	6,085	06/03/2022	LG	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.480	11	1.00	1	990,275	1.39	1	1.00	V12	2.75	662,280

TOTAL	20,909 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY11 VW CHG PER FIELD REVIEW=SIMILAR TO 22-14.			LAND	662,300	481,600
Inf1	NO ADJ		BUILDING	316,100	249,800			
Inf2	NO ADJ		DETACHED	5,400	5,200			
			OTHER	0	0			
						TOTAL	983,800	736,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	F 0.60	20*20	400	22.68	5,400



BLDG COMMENTS
New septic 2022.

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/3/2022	LG
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	1930	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,038	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	CRL	N	CRAWL SPACE	312		42.66	13,309
\$NLA(RCN)	\$417	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BAS AREA	1,038	1930	315.91	327,911
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	192		137.04	26,311
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	54		81.26	4,388
				FLOOR COVER	1	HARDWOOD	1.00	D	PAT	N	PATIO	66		23.67	1,562
				INT. FINISH	1	PLASTER	1.00	E	BMU	N	BSMT UNFINISHED	726		79.18	57,487
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	433,068
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$316,100

