

Key: 516

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 423

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCNULTY JAMES & MENOLD RALPH E PO BOX 783 NO TRURO, MA 02652-0783				22-34-0				7 HIGHLAND AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCNULTY JAMES &				05/08/1997	QS	150,000	10739-200	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	11	1.00	1	1.00	1	1.00	R03	1.00		192,520

TOTAL	10,019 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	PTD=CURVED PATIO ON RIGHT OF SFR.			LAND	192,500	167,400
Inf1	NO ADJ		BUILDING	347,100	294,800			
Inf2	NO ADJ		DETACHED	1,400	1,300			
						OTHER	0	0
						TOTAL	541,000	463,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*8	1991	80	16.47	1,000
PTD	A	1.00	A 0.75 10*22		220	2.30	400



BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2013	FC
MODEL	1		RESIDENTIAL	LIST	9/29/2015	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.030
NET AREA	1,328	DETAIL ADJ	1.000
\$NLA(RCN)	\$373	OVERALL	1.120

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$5,600
UNITS	1	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,328	1957	346.98	460,786
A	ATF	N	FINISHED ATTIC	94		181.23	17,035
	F11	O	FPL 1S 1OP	1		12,496.90	12,497

TOTAL RCN	495,918
CONDITION ELEM	CD
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$347,100

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	%
FY2020		35	RES EXEMPT		12/06/2019			0
18-418	11/20/2018	80	SOLAR TAXABL	36,000	03/01/2019	LG	100	100
15-002	01/07/2015	2	ADDITION	180,000	09/29/2015	FC	100	100
12-103	04/24/2012	90	BP NVC	17,400	01/30/2013	FC	100	100
99-026	02/01/1999	10	ALL OTHERS	7,800	05/01/2000		100	100

