

Key: 524

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 433

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GUY MICHAEL A & MEAGHER PADRIC PO BOX 693 NO TRURO, MA 02652				22-42-0				4 ARROWHEAD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUY MICHAEL A & MEAGHER P				04/11/2019	QS	370,000	(219109)				
127 SHORE ROAD REALTY TRU				03/13/2012	99		(196559)				
CHRISTOPHER MICHAEL S &				11/28/1966	99		(39063)				

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	%
19-279X	09/16/2019	90	BP NVC	5,623	11/19/2019	LG	100	100
03-226	11/17/2003	90	BP NVC	1,500	05/03/2007	JH	100	100
93-95	08/30/1993	10	ALL OTHERS	20,000	04/20/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.360	11	1.00	1	1.00	1	1.00	R03	1.00		220,580

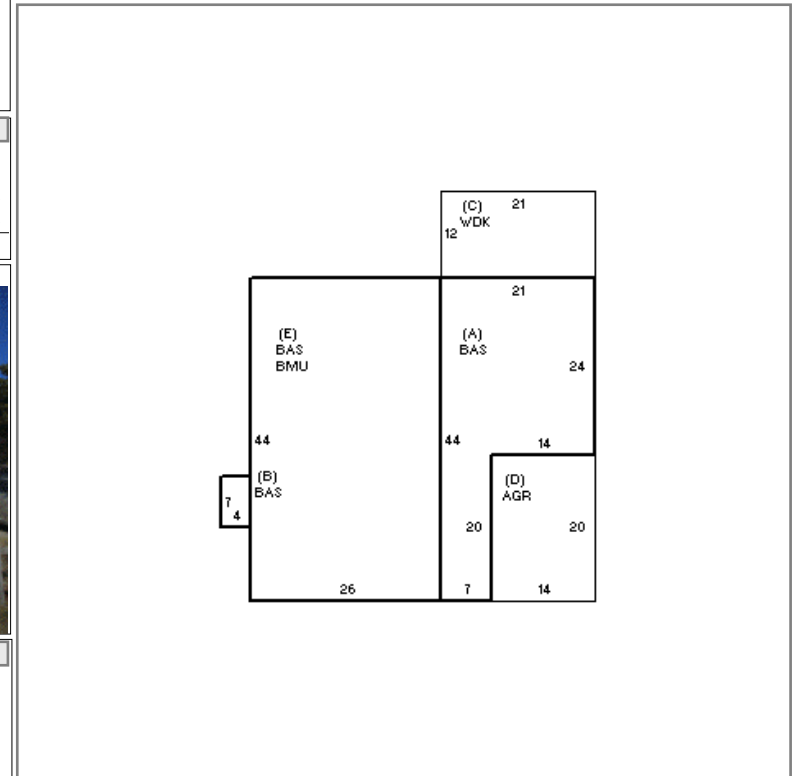
TOTAL	15,682 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND		220,600	191,800		
Inf1	NO ADJ		BUILDING		391,600	338,000		
Inf2	NO ADJ		DETACHED		0	0		
			OTHER		0	0		
TOTAL					612,200	529,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/11/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/11/2022	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	1947	SIZE ADJ	1.010
NET AREA	1,816	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,816	1947	300.66	545,995
C	WDK	N	ATT WOOD DECK	252		55.73	14,043
D	AGR	N	ATTACHED GARAGE	280		105.80	29,624
E	BMU	N	BSMT UNFINISHED	1,144		71.08	81,320

TOTAL RCN	675,182
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$391,600