

Key: 5554

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.874

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEDD KAREN PO BOX 301 4 FRIENDSHIP WAY NO TRURO, MA 02652				39-308-0				4 FRIENDSHIP WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEDD KAREN				05/19/2004	99	18607-258					
SHEDD DARRELL & KAREN				10/04/2002	QS	199,000	15698-166				
FRIENDSHIP WAY REALTY TR				12/22/2000	G	320,000	13447-245				

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		04/23/2018			0
14-200	09/22/2014	6	SHED	1,700	11/25/2014	FC	100	100
03-204	10/23/2003	1	SINGLE FAM R	265,000	07/27/2006	WL	100	100

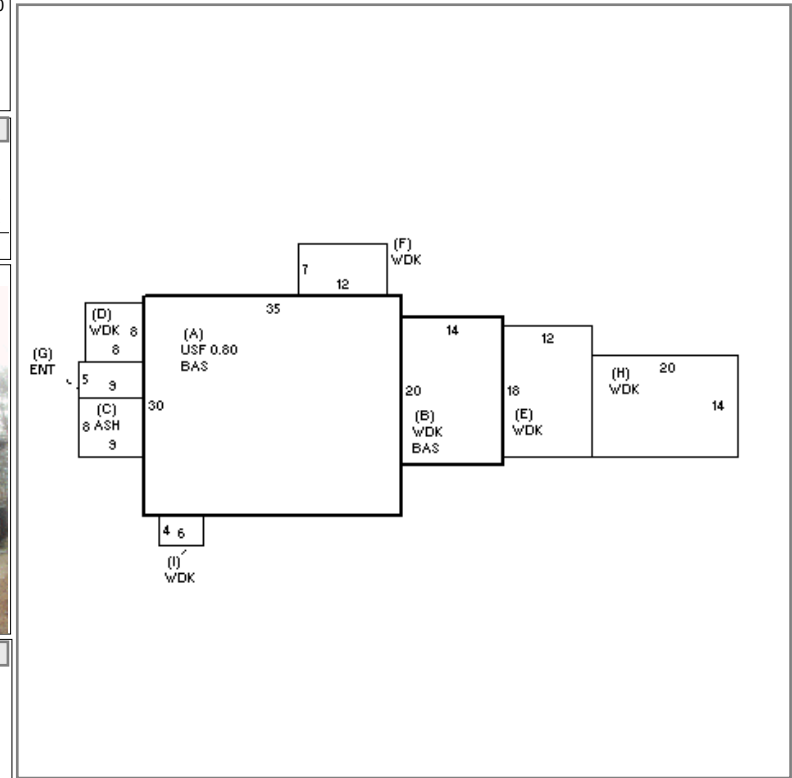
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R04	1.00		279,080
300	A	0.185	12	1.00	1	1.00	1	1.00	R04	1.00		5,090

TOTAL	41,818 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	284,200	247,100
Inf1	NO ADJ		BUILDING	941,900	774,300			
Inf2	NO ADJ		DETACHED	2,700	2,600			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,228,800</b>	<b>1,024,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	G 0.90 11*12	2014	132	18.89	2,200
CAN	A	1.00	G 0.90 ON SHF 8*10	2014	80	7.20	500



BLDG COMMENTS  
LLF=two bedrooms, full bathroom, family room, laundry area, kitchen-type double sink, two mechanical rooms (approx 8x15 and 7x8), tile floors, ceiling acoustic panels.



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/22/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,320	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,330	2004	377.72	502,364
\$NLA(RCN)	\$346	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	840	2004	294.18	247,109
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	72		52.62	3,789
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	948		56.61	53,662
				FLOOR COVER	2	SOFTWOOD	1.00	G	ENT	N	ENCL ENTRY	45		252.56	11,365
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	1,150	2004	246.83	283,857
				HEATING/COOLING	2	HOT WATER	1.02		BMU	N	BSMT UNFINISHED	180		102.59	18,465
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		18,894.80	18,895

TOTAL RCN	1,148,606
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$941,900