

Key: 5583

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.903

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
COELHO MICHAEL J JR& HEATHER E PO BOX 335 NO TRURO, MA 02652-0335				32-34-0				15 ARROWHEAD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COELHO MICHAEL J JR& HEAT				03/01/2011	J		24980-228+				
COELHO MICHAEL J & PAMELA				11/08/2010	99		24980-228				
COELHO MICHAEL & PAMELA				09/01/1999	K	250,000	12516-204				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-079	05/04/2010	7	GARAGE	75,000	02/13/2012	FC	100	100
	01/01/2002	50	SPLIT SUB				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	33,759	RT6	1.00	1	1.00	1	1.00	386,300	1.00	1	1.00	299,380
303	A	0.175	RT6	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	4,590

TOTAL	41,382 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	N	FY07: FRONTAGE ON RT 6 BUT ACCESS OFF			LAND	304,000	295,100
Infl1	NO ADJ	O	ARROWHEAD RD SO NBHD=3 INSTEAD OF 2. FOR			BUILDING	171,500	168,900
Infl2	NO ADJ	T	SALE 5/31/08@\$315K PER THOS BROWN RE.			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	475,500	464,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

COELHO LANDSCAPING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2011	MR
MODEL	5		CIM	LIST	4/27/2011	MR
STYLE	53	1.13	STORAGE GARAGE [100%]	REVIEW	11/10/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,001	DETAIL ADJ	1.058	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,001	2010	95.93	191,953
\$NLA(RCN)	\$101	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	B	MZU	N	UNF MEZ	418		17.72	7,408
				ROOF STRUCTURE	1	GABLE	1.00	C	MZF	N	FIN MEZ	100		24.38	2,438
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOORING	9	CONCRETE	0.95								
				INT FINISH	6	MINIMUM	0.95								
				H.V.A.C.	3	HW/ RADIANT	1.01								
				FUEL SOURCE	2	GAS	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	201,799
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$171,500

