

Key: 5758

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.958

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUARTE VINCENT H & PATRICIA A C/O VINCENT H DUARTE LIVING TR PO BOX 382 NO TRURO, MA 02652				39-317-0				3 RUSSELL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VINCENT H DUARTE LIVING T				05/03/2023	F	1	35765-113				
DUARTE VINCENT H & PATRIC				10/02/2003	P	200,000	17746-211				
BRANDON PAUL A				04/23/1997	A	60,000	10710-289				

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	%
22-416X	10/31/2022	90	BP NVC	10,061	01/24/2023	LG	100	100
21-223X	06/28/2021	90	BP NVC	16,580	09/01/2021	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
03-164	09/19/2003	1	SINGLE FAM R	290,000	09/08/2005	WL	100	100
	05/09/2003	50	SPLIT SUB				100	100

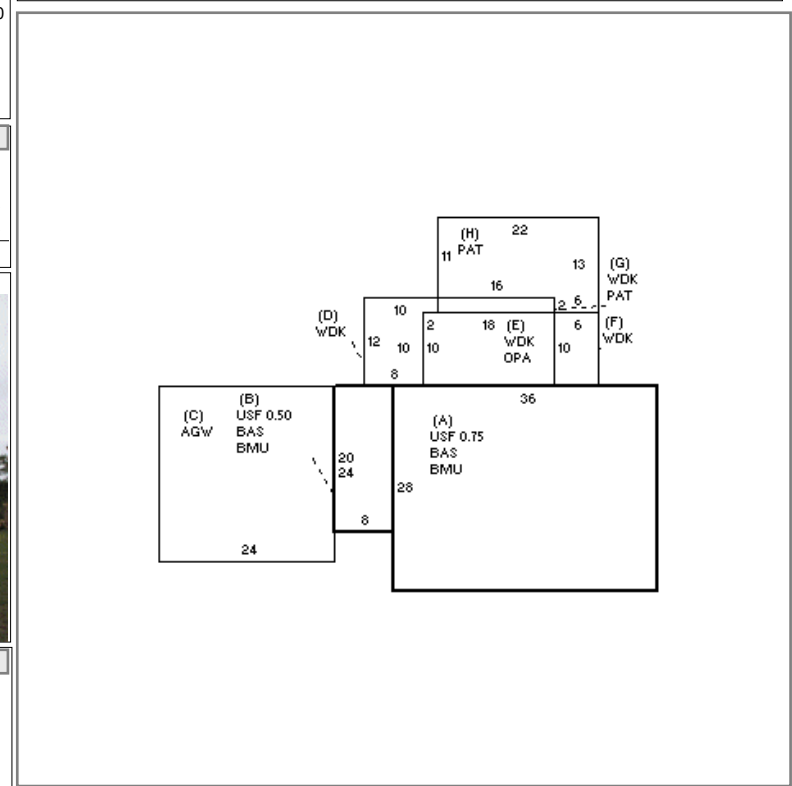
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	RT6	0.90	1	1.00				251,170
300	A	0.195	12	1.00	1	1.00	1	1.00	VW1			5,360

TOTAL	42,253 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE INF1=ABUTS ROUTE 6	LAND	256,500	223,100			
Inf1	ABUTS RTE 6		BUILDING	710,200	612,800			
Inf2	NO ADJ		DETACHED	3,200	3,100			
			OTHER	0	0			
			TOTAL	969,900	839,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75	12*8	96	16.47	1,200
HTB	A	1.00	A 0.75		1	2,730.40	2,000



BLDG COMMENTS  
1/24/2023 Owner confirmed interior data at door.



BUILDING	CD	ADJ	DESC	MEASURE	9/1/2021	LG
MODEL	1		RESIDENTIAL	LIST	1/24/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,004	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,168		77.97	91,069
\$NLA(RCN)	\$432	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,168	2004	343.24	400,909
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	836	2004	264.71	221,296
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGW	N	AT GAR W/LOFT A	576		149.06	85,859
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	372		57.73	21,475
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	180		83.73	15,072
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	PAT	N	PATIO	286		17.80	5,091
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 10P	1		17,002.00	17,002
									MST	O	MASONRY STACK	1		3,400.20	3,400
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	866,072
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$710,200