

Key: 5776

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.976

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SANDERS FRANJA L PO BOX 96 TRURO, MA 02666-0096				59-107-0				125 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANDERS FRANJA L				11/28/1969	99		1456-768+				

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	%
CYC 14-146	05/22/2023	30	CHECK DATA		03/02/2022	LG	100	100
07-SS19	07/08/2014	6	SHED	2,000	12/05/2014	FC	100	100
03-165	12/14/2007	50	SPLIT SUB				100	100
05-SS	09/19/2003	1	SINGLE FAM R	132,000	10/20/2005	WL	100	100
	07/11/2003	50	SPLIT SUB				100	100

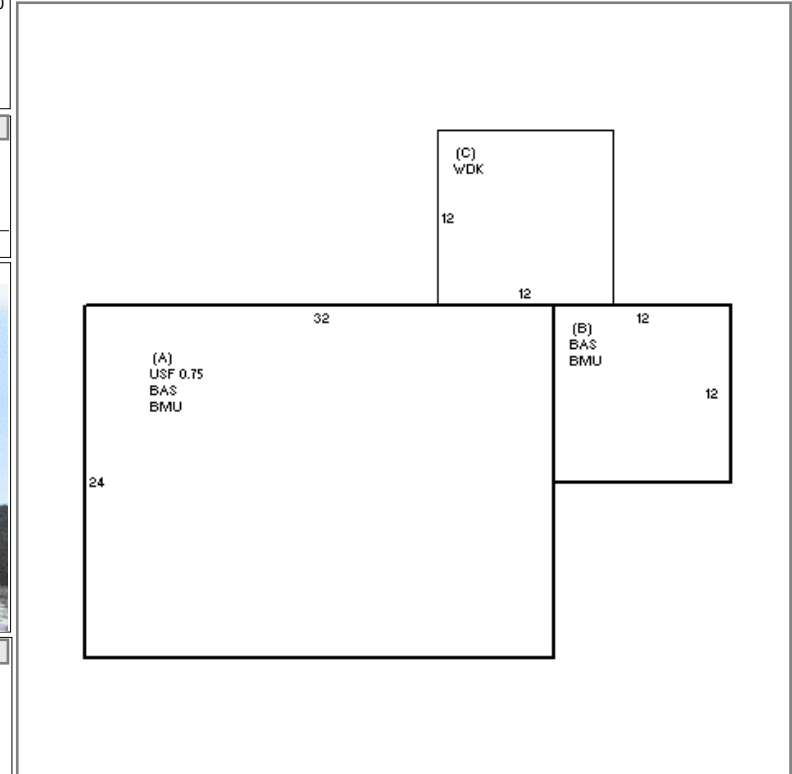
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R05	1.15		320,940
300	A	0.045	15	1.00	1	1.00	1	1.00	R05	1.15		1,420

TOTAL	35,719 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY05 NEW LOT (2003 SUBDIV).	LAND	322,400	280,300			
Inf1	NO ADJ		BUILDING	481,800	410,200			
Inf2	NO ADJ		DETACHED	700	700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>804,900</b>	<b>691,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	G	6*8	2014	48	17.17	700



BLDG COMMENTS		
MEASURE	3/2/2022	LG
LIST	3/2/2022	LG
REVIEW	12/10/2010	MR
Minisplits		



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/2/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.030
NET AREA	1,488	DETAIL ADJ	1.000
\$NLA(RCN)	\$395	OVERALL	1.130
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	15	FHW/DCTLS AC	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		83.92	76,532
+	BAS	L	BAS AREA	912	2004	353.54	322,429
A	USF	L	UP-STRY FIN	576	2004	278.27	160,284
C	WDK	N	ATT WOOD DECK	144		69.95	10,072
	FPL	O	FPL, FIREPLACE	1		14,009.90	14,010
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	587,528
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$481,800