

Key: 6638

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.266

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CADY STEPHANIE PO BOX 548 NO TRURO, MA 02652				32-14-0				123 SHORE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CADY STEPHANIE				06/19/2015	QS	375,000	(206586)					
COELHO MICHAEL&PAMELA TRU				11/12/2010	F		(192917)					
COELHO MICHAEL & PAMELA				09/01/1999	K	250,000	(154607)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R04	1.15		320,940
300	A	1.697	11	1.00	1	1.00	1	1.00	R04	1.15		53,670

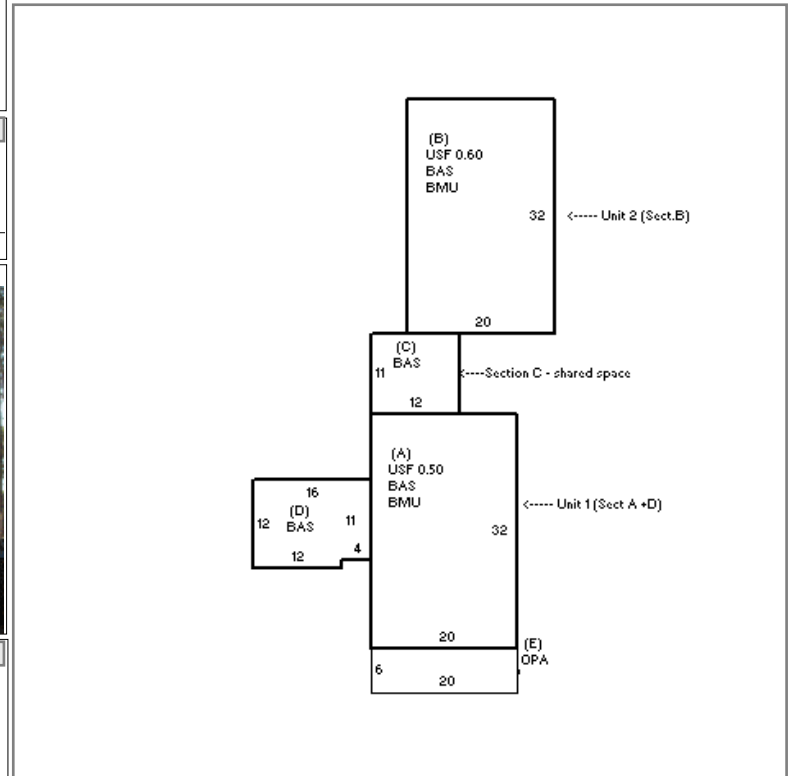
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-313	08/16/2023	1	SINGLE FAM R					0
20-215X	08/17/2020	6	SHED	1,208	11/12/2020	LG	100	100
20-202	08/04/2020	3	REPAIR/REMOD	10,000	04/27/2021	LG	100	100
18-100	03/28/2018	1	SINGLE FAM R	300,000	12/24/2019	LG	100	100
SS15-2	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100

TOTAL	2.472 Acres	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N FY15 COMBINED W PARCEL 35. NEW LOT FY05 PER O 2003 SUBDIV (PLN=TO BE MERGED W/PCL 35 FY12 T NEW DEED INTO TRUST RESCINDED MERGE = PCL E 14 RE-CREATED.				LAND	374,600	325,700
Inf1	NO ADJ					BUILDING	651,500	559,400
Inf2	NO ADJ					DETACHED	800	800
						OTHER	0	0
						<b>TOTAL</b>	<b>1,026,900</b>	<b>885,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	E 1.00 6*8	2020	48	17.17	800



BLDG COMMENTS  
Unit 1=Sect A and D. Unit 2= Sect B. Section C is semi-shared space.



BUILDING	CD	ADJ	DESC	MEASURE	12/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	12/24/2019	LG
STYLE	11	0.90	DUPLEX/ROW [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	0.995
NET AREA	2,304	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	0.874
CAPACITY		UNITS	ADJ
STORIES(FAR)		0	1.00
ROOMS		11	1.00
BEDROOMS		5	1.00
BATHROOMS		4.5	1.00
FIXTURES		14	\$9,800
UNITS		2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN 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
+	BMU	N	BSMT UNFINISHED	1,280		57.75	73,916
+	USF	L	UP-STRY FIN	704	2018	205.82	144,894
+	BAS	L	BAS AREA	1,600	2018	258.98	414,361
E	OPA	N	OPEN PORCH	120		67.83	8,140
	FPL	O	FPL, FIREPLACE	1		10,467.70	10,468
	KIT	O	XTRA KITCHEN	1		14,416.70	14,417
	MST	O	MASONRY STACK	1		2,616.70	2,617

TOTAL RCN	678,612
CONDITION ELEM	CD
EFF.YR/AGE	2018 / 4
COND	04 04 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$651,500