

Key: 6664

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.268

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GARVAN STEVEN J & CAREN L PO BOX 398 N.TRURO, MA 02652		46-386-0		274 RT 6	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GARVAN STEVEN J & CAREN L		04/14/2010	U	150,000	2485-288
THEW JOHN D		07/29/2005	99		20104-300

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14 1.00	1	1.00	1	288,080	1.00	1	1.00	R01	0.80	223,260
300	A	0.146 14 1.00	1	1.00	1	22,000	1.00	1	1.00	R01	0.80	3,210

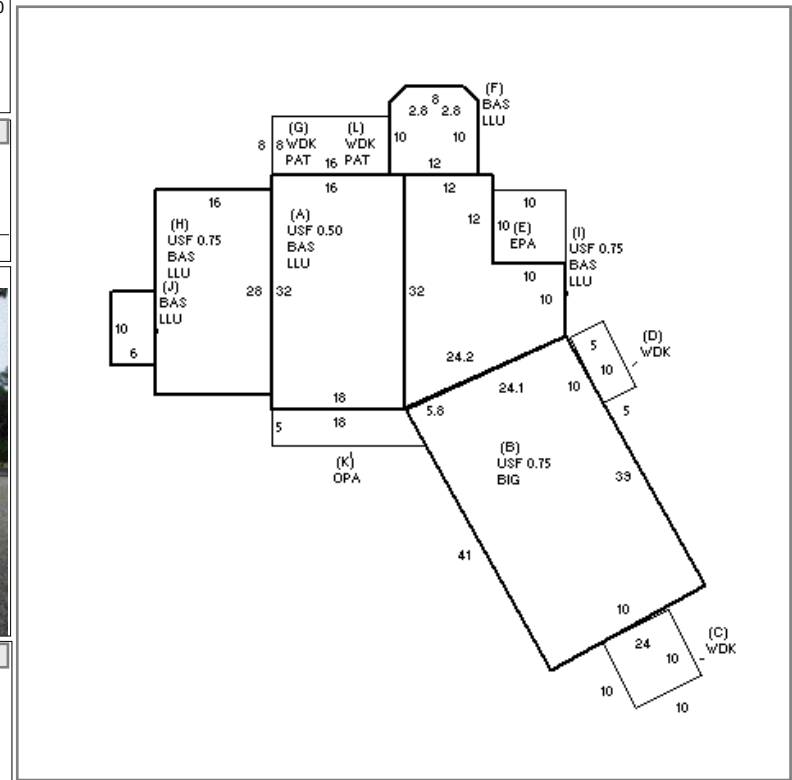
TOTAL	40,098 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE FY12 NEW LOT FROM 46-6 PER 2010 SUBDIV PLAN. INSPECT FOR POTENTIAL VIEW.	LAND	226,500	196,900			
Inf1	NO ADJ		BUILDING	1,415,300	1,161,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,641,800	1,358,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
7/13/2020 Interior data confirmed by owner at door (C-19).

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 %
19-193	06/25/2019	80	SOLAR TAXABL	29,000	09/16/2019	LG	100 100
FY2018		35	RES EXEMPT		09/08/2017		0 0
10-061	04/16/2010	1	SINGLE FAM R	300,000	02/22/2012	FC	100 100
10-SS05	04/14/2010	50	SPLIT SUB				100 100



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2020	C19
STYLE	4	1.10	CAPE [100%]	REVIEW	7/12/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,398	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,698		179.84	305,365
\$NLA(RCN)	\$468	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,698	2011	371.66	631,072
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,700	2011	278.45	473,357
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	960		91.64	87,973
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	406		60.92	24,732
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	100		202.10	20,210
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	PAT	N	PATIO	256		19.96	5,109
				FUEL SOURCE	2	GAS	1.00	K	OPA	N	OPEN PORCH	98		113.66	11,138
									GFP	O	GAS FIREPLACE	2		11,438.60	22,877
									ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,590,233
CONDITION ELEM	CD
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$1,415,300