

Key: 6671

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.275

LEG
A
L

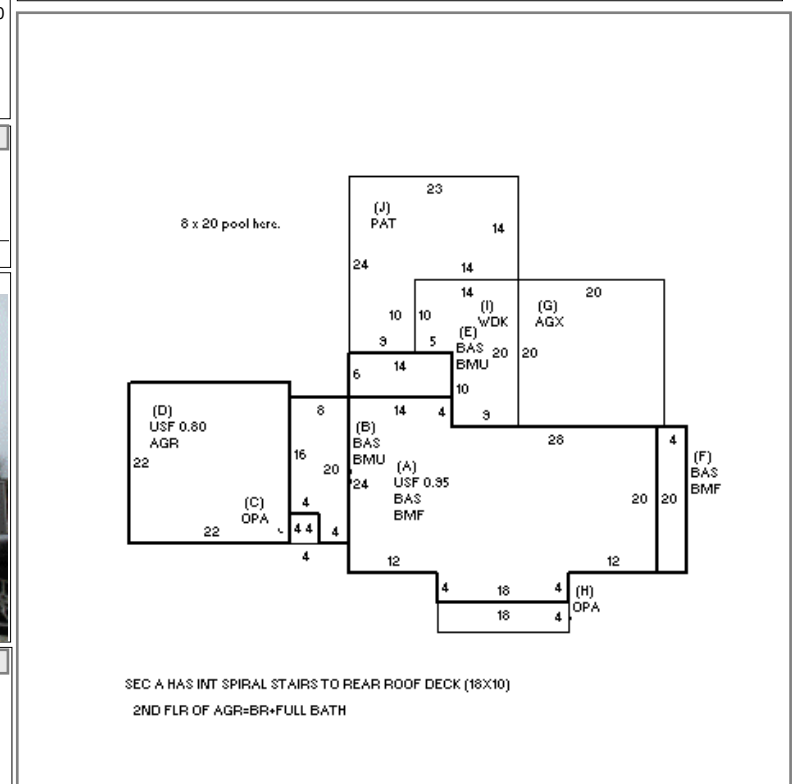
L
A
N
D

CURRENT OWNER		PARCEL ID		LOCATION								
MCCRUM DENNIS & VIEIRA JOSEPH PO BOX 931 NO TRURO, MA 02652		35-149-0		4 HORTON DR								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MCCRUM DENNIS & VIEIRA JO		04/01/2019	QS	995,000	()							
BENSON CASSANDRA & WEDOHO LLC		10/15/2012	QS	229,000	26764-336							
		10/18/2007	F		22411-176+							
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	R03	1.00		279,080
300	A	0.007	11	1.00	1	1.00	1	1.00	R03	1.00		190

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 %
FY2022		35	RES EXEMPT		04/12/2022		0 0
22-091	03/02/2022	80	SOLAR TAXABL	6,000	05/24/2022	LG	100 100
16-158	07/22/2016	70	POOL	12,000	02/01/2017	LG	100 100
14-233	11/07/2014	1	SINGLE FAM R	400,000	04/16/2019	JN	100 100
11-268	12/19/2011	5	DEMO	7,500	07/23/2012	DF	100 100

TOTAL	34,049 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY12 NEW LOT SPLIT FROM 35-71 + 35-130 PER 2010 SUBDIV PLAN (5 COTTAGES ON PLAN MOVED OFF SITE FY12 & FY13 (SEE PMT SCREEN) pic of cottage remains as pics 8 & 9 (formerly Bldg 2?)).			LAND	279,300	242,800
Inf1	NO ADJ	O				BUILDING	1,309,500	1,082,400
Inf2	NO ADJ	T				DETACHED	15,800	15,100
		E				OTHER	0	0
						TOTAL	1,604,600	1,340,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18	G 0.90 7*14	2015	98	62.40	5,500
SPG	G	1.18	G 0.90 8*20	2016	160	62.40	9,000
PTD	G	1.18	G 0.90 30*24	2016	540	2.71	1,300



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2015	FC
MODEL	1		RESIDENTIAL	LIST	3/6/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Indoor pool 7 x 14.

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

YEAR BLT	2015	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,408,057				
NET AREA	2,583	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,048		174.19	182,549	CONDITION ELEM	CD				
\$NLA(RCN)	\$545	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,276	2015	434.15	553,975						
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,307	2015	329.41	430,543						
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	228		117.91	26,884						
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	88		129.48	11,394						
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATTACHED GARAGE	484		136.38	66,008						
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	AGX	N	ENCL POOL BLDG	400		142.31	56,924						
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	ATT WOOD DECK	230		78.08	17,958						
													J	PAT	N	PATIO	412	20.21	8,326		
													W	WDK	N	ATT WOOD DECK	180	82.41	14,834		
													G	GFP	O	GAS FIREPLACE	2	13,031.20	26,062		
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2015 / 7		
STORIES(FAR)		1.95	1.00															COND	07 07 %		
ROOMS		6	1.00															FUNC	0		
BEDROOMS		3	1.00															ECON	0		
BATHROOMS		5.5	1.00															DEPR	7 % GD 93		
FIXTURES		18	\$12,600															RCNLD	\$1,309,500		
UNITS		1	1.00																		