

Key: 6679

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.283

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CURRENT OWNER				PARCEL ID				LOCATION			
COOPER GARY M PO BOX 886 NORTH TRURO, MA 02652				39-328-0				9 LAURAS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOPER GARY M				08/02/2018	QS	955,000	31443-4				
NADEAU THOMAS J				10/17/2017	P	290,000	30832-197				
A AND B NOMINEE REALTY TR				05/29/2015	F		28902-61				

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	%
FY2020		35	RES EXEMPT		12/06/2019			0 0
19-076X	03/18/2019	6	SHED	6,270	05/16/2019	LG	100	100
18-320	09/18/2018	9	DECK	18,000	01/23/2019	LG	100	100
17-300	10/27/2017	1	SINGLE FAM R	325,000	07/02/2018	LG	100	100
		98	ROAD IN		12/04/2013	FC	100	100

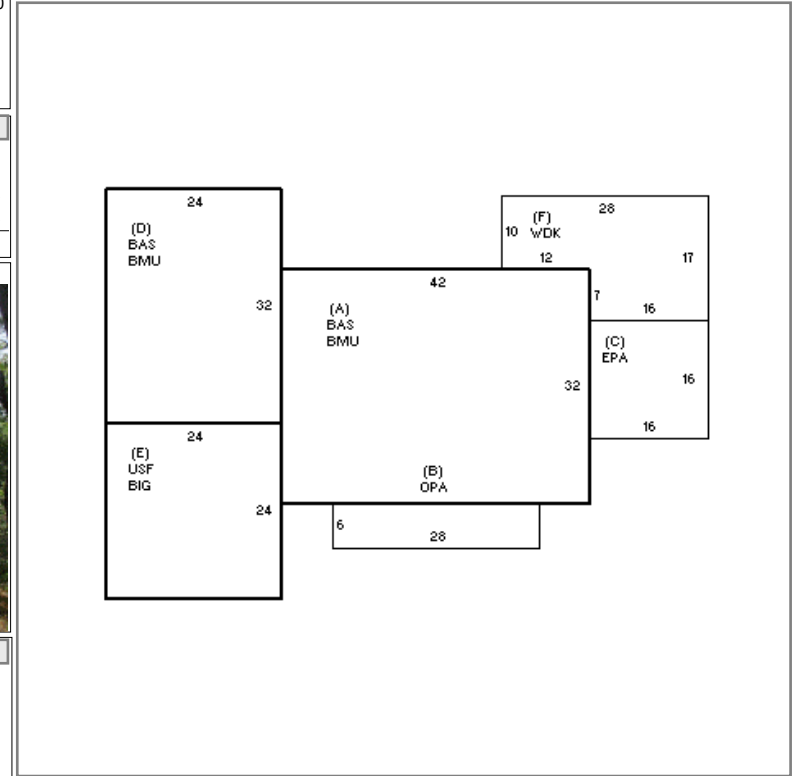
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R05	1.30		362,800
300	A	0.154	11	1.00	1	1.00	1	1.00	R05	1.30		5,510

TOTAL	40,479 SF				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO				N O T E	FY12 5 OF 15 NEW LOTS PER MERGE THEN SUBDIV OF 39-75+76			LAND	368,300	320,200
Inf1	NO ADJ					BUILDING	1,251,700	1,033,600	DETACHED	1,400	1,300
Inf2	NO ADJ					OTHER	0	0	TOTAL	1,621,400	1,355,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 8*12	2019	96	19.44	1,400



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2018	LG
MODEL	1		RESIDENTIAL	LIST	8/3/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2018	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,317,616
NET AREA	2,688	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,112		77.86	164,440	CONDITION ELEM	CD
\$NLA(RCN)	\$490	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,112	2018	382.09	806,972		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	168		99.04	16,638		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	EPA	N	ENCL PORCH	256		166.83	42,709		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	576		98.91	56,974		
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UP-STRY FIN	576	2018	319.54	184,053		
				HEATING/COOLING	1	FORCED AIR	1.00	F	WDK	N	ATT WOOD DECK	392		68.27	26,763		
				FUEL SOURCE	2	GAS	1.00	F	GFP	O	GAS FIREPLACE	1		12,065.90	12,066		
				EFF.YR/AGE 2017 / 5													
				COND 05 05%													
				FUNC 0													
				ECON 0													
				DEPR 5 % GD 95													
				RCNLD \$1,251,700													