

Key: 6688

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.292

LEGALLAND

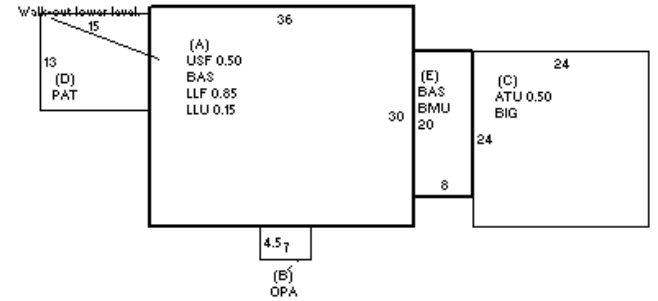
CURRENT OWNER						PARCEL ID						LOCATION						
MORAN THERESA & MURPHY MARY ELIZABETH PO BOX 910 NO TRURO, MA 02652						39-337-0						4 LAURAS WAY						
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						MORAN THERESA & NADEAU THOMAS NICKERSON REALTY CORP						04/13/2017	QS	633,500		30417-334		
						09/15/2016	P	210,000		29932-319								
						05/29/2015	F	28902-52										

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		03/01/2022			0
21-064	02/24/2021	3	REPAIR/REMOD	76,000	08/31/2021	LG	100	100
21-028X	01/20/2021	90	BP NVC	400	08/31/2021	LG	100	100
20-105X	04/27/2020	6	SHED		07/14/2020	LG	100	100
18-429	11/29/2018	70	POOL	27,000	05/16/2019	LG	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	468,130	1.00	1	1.00	R05	1.30	362,800
300	A	0.155	11	1.00	1	35,750	1.00	1	1.00	R05	1.30	5,540

TOTAL	40,504 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY12 14 OF 15 NEW LOTS PER MERGE THEN SUBDIV OF 39-75+76			LAND	368,300	320,300
Inf1	NO ADJ		BUILDING	975,000	798,800			
Inf2	NO ADJ		DETACHED	17,400	16,600			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,360,700</b>	<b>1,135,700</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	G	1.18	G 0.90 16*32	2019	512	23.53	10,800
PTD	G	1.18	G 0.90 IRREG	2019	1,274	2.71	3,100
SHF	G	1.18	E 1.00 12*16	2019	192	18.34	3,500



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2016	LG
MODEL	1		RESIDENTIAL	LIST	4/28/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED BUILDING

YEAR BLT	2016	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,037,255	
NET AREA	2,698	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLU	N	LOWER LEVEL UNF	162		200.22	32,435	CONDITION ELEM	CD	
\$NLA(RCN)	\$384	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	918	2021	257.83	236,685			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,240	2016	386.95	479,821			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	A	USF	L	UP-STRY FIN	540	2016	307.58	166,096			
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	32		145.50	4,656			
				INT. FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	576		95.21	54,842			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	C	ATU	N	UNFIN ATTIC	288		104.58	30,120			
				FUEL SOURCE	2	GAS	1.00	D	PAT	N	PATIO	195		21.39	4,171			
									E	BMU	N	BSMT UNFINISHED	160		105.09	16,815		
									GFP	O	GAS FIREPLACE	1		11,614.60	11,615			
																EFF.YR/AGE	2016 / 6	
																COND	06 06 %	
																FUNC	0	
																ECON	0	
																DEPR	6 % GD 94	
																RCNLD	\$975,000	