

Key: 675

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 595

LEGAL

LAND

DETACHED

BUILDING

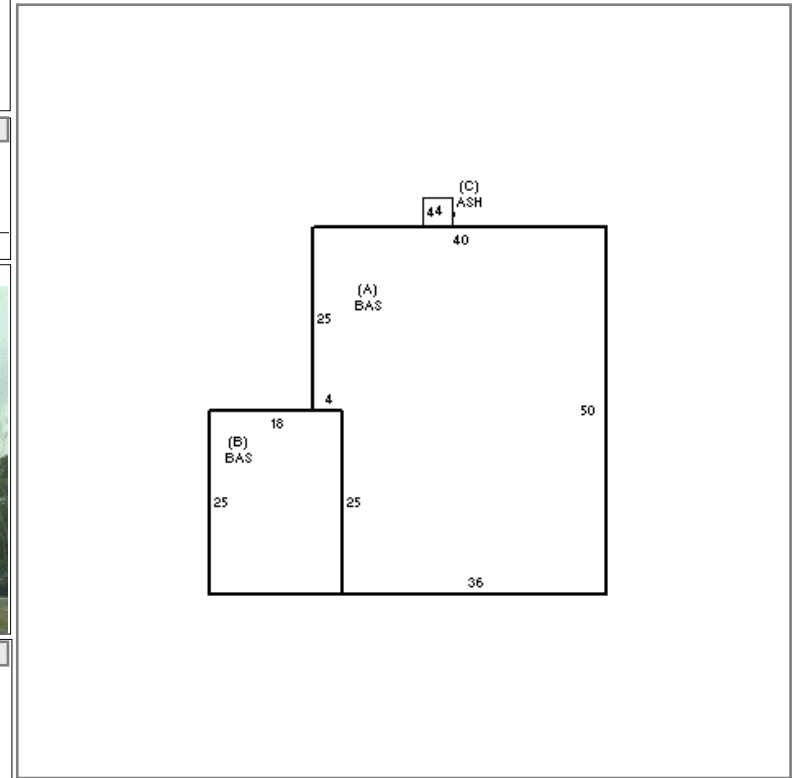
CURRENT OWNER				PARCEL ID				LOCATION			
WIDROW SAMUEL E & THOMAS SUZANNE G & FRANK J PO BOX 43 TRURO, MA 02666-0043				32-9-0				482 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				09/12/2008	QS	450,000	(186901)				
				11/16/1983	99		(94288)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	SERVICE STATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-249 09-08S	11/18/2014 03/31/2009	90 99	BP NVC ALL OTHER	1,800	06/25/2015 06/08/2010	RJM JH	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	18,731	RT6	1.00	1.00	386,300	1.42	GS	1.00	C02	1.00	235,180

TOTAL	18,731 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	NOTE			LAND	235,200	228,300	
Infl1	NO ADJ		BUILDING	250,900	247,000			
Infl2	NO ADJ		DETACHED	56,700	53,400			
			OTHER	0	0			
					TOTAL	542,800	528,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1957	5,000	0.70	2,600
TN1	E	1.80	E 1.00	1998	10,000	2.88	28,800
TN1	E	1.80	E 1.00	1987	5,000	2.88	14,400
PM2	E	1.80	E 1.00	1985	2	5,425.92	10,900



BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	DF
STYLE	50	2.79	SERVICE STATION [81%]	REVIEW	11/9/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LOWER CAPE AUTO AND TRUCK REPAIR

YEAR BLT	1957	SIZE ADJ	0.955	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,500
NET AREA	2,350	DETAIL ADJ	2.539	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,900	1957	248.05	471,298	CONDITION ELEM	CD
\$NLA(RCN)	\$248	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	B	BAS	L	BASE AREA	450	1957	248.05	111,623		
CAPACITY			UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00	C	ASH	N	ATT SHED	16	36.19	579		
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00											
% HEATED	100	1.00	FLOORING	9	CONCRETE	0.95											
% A/C	0	1.00	INT FINISH	4	WALL BOARD	0.96											
% SPRINKLERS	0	1.00	H.V.A.C.	1	FORCED AIR	1.00											
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										
																EFF.YR/AGE	1985 / 37
																COND	57 57 %
																FUNC	0
																ECON	0
																DEPR	57 % GD 43
																RCNLD	\$250,900