

Key: 684

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 604

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CARAMANNA CARLO & MCGEE JOHN JOSEPH PO BOX 1055 NO TRURO, MA 02652		32-18-0		9 ARROWHEAD FARM RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARAMANNA CARLO & MELONE JOSEPH		02/07/2020	F	100	32676-87
CARAMANNA CARLO & MCGEE J		02/07/2020	F	100	32676-85
		08/23/2016	QS	540,000	29879-210

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 %
20-097X	04/27/2020	90	BP NVC	3,500	07/20/2020	LG	100 100
FY2018		35	RES EXEMPT		02/26/2018		0 0
SS18-3	06/17/2016	50	SPLIT SUB		03/22/2017	CF	0 0

LAND

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	RT6	0.90	1	1.00	324,090	1.00	1	1.00	R03	1.00	251,170
300	A	0.912	11	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00	25,080

DETACHED

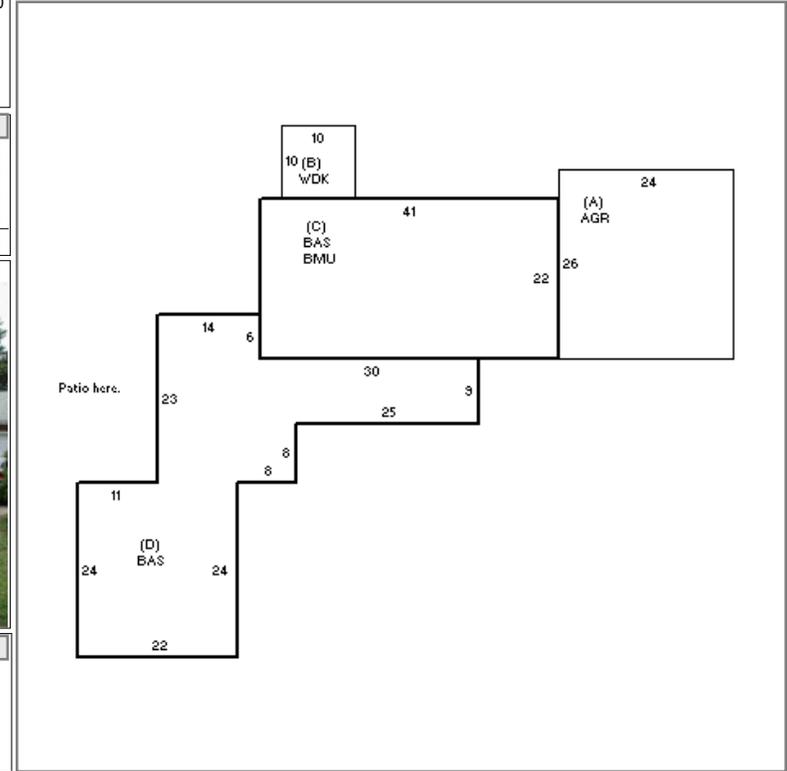
TOTAL	1.687 Acres		ZONING	RES	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		NOTE				LAND	276,300	240,200
Inf1	ABUTS RTE 6			LAND	592,100	480,600	BUILDING	592,100	480,600
Inf2	NO ADJ			OTHER	5,200	5,000	OTHER	5,200	5,000
				TOTAL	873,600	725,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 DETACHED 12*		192	11.00	1,600
SHF	A	1.00	A 0.75 12*16		192	15.54	2,200
WDK	A	1.00	A 0.75 6*18		108	11.00	900
PTD	A	1.00	A 0.75 IRREG 15X20		300	2.30	500

PHOTO 07/20/2020



BLDG COMMENTS  
7/20/2020 Interior data confirmed at door by owner (C-19).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/20/2020	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	10/11/2012	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	858,132
NET AREA	2,062	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	624		103.60	64,648	CONDITION ELEM	CD
\$NLA(RCN)	\$416	OVERALL	1.020	EXT. COVER	2	CLAPBOARD	1.00	B	WDK	N	ATT WOOD DECK	100		81.08	8,108		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	902		84.57	76,285		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	2,062	1969	335.35	691,485		
				FLOOR COVER	6	OTHER	1.00	F11	O	O	FPL 1S 10P	1		12,707.10	12,707		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1985 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$592,100	