

Key: 7149

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.477

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
CABRAL MARY ANN PO BOX 130 PROVINCETOWN, MA 02657		32-40-0	10 ARROWHEAD FARM RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CABRAL MARY ANN		06/15/2018	P	189,000	31338-296	
NOWLAN RONALD W FAMILY TR		07/16/2007	A		22186-127	
NOWLAN RONALD WATTS		03/10/1994	99		9087-021	

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	%
19-124	04/30/2019	70	POOL	44,000	09/30/2019	LG	100	100
18-312	09/18/2018	1	SINGLE FAM R	252,000	09/30/2019	LG	100	100
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	0.144	11	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00	3,960

TOTAL	40,035 SF	ZONING	RES	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	255,100	221,800
Inf1	ABUTS RTE 6		BUILDING	834,800	685,200			
Inf2	NO ADJ		DETACHED	8,500	8,000			
			OTHER	0	0			
						TOTAL	1,098,400	915,000

DETACHED

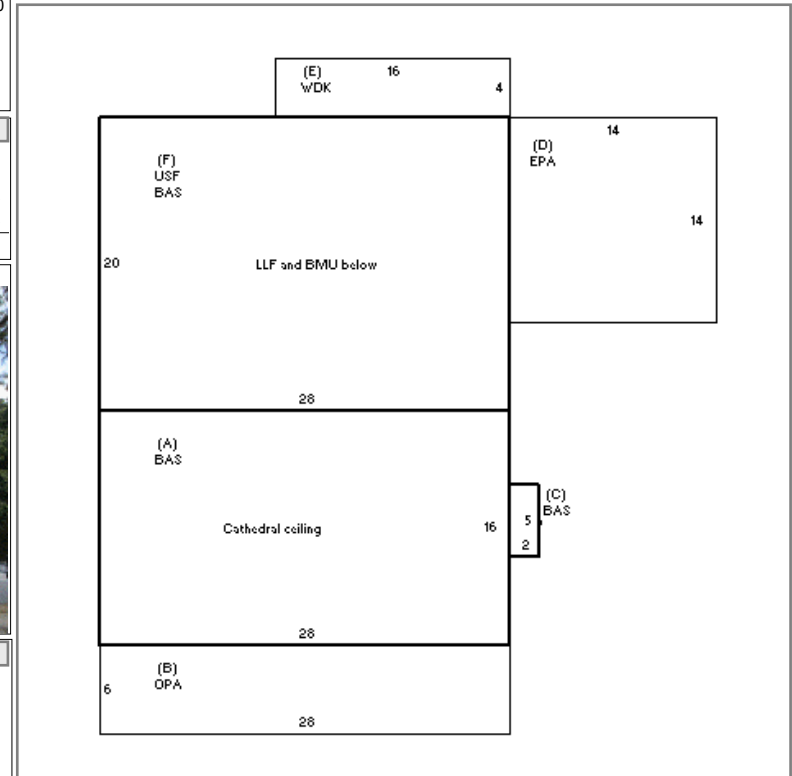
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	G	1.18 A	0.75 12*28	2019	336	30.39	7,700
PTD	G	1.18 A	0.75 10*37	2019	370	2.71	800



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/1/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	2,202	DETAIL ADJ	1.015
\$NLA(RCN)	\$395	OVERALL	1.130
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$7,700
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	448	2018	394.73	176,840
B	OPA	N	OPEN PORCH	168		96.29	16,178
+	BAS	L	BAS AREA	570	2018	394.73	224,997
D	EPA	N	ENCL PORCH	196		171.23	33,561
E	WDK	N	ATT WOOD DECK	64		101.52	6,498
F	USF	L	UP-STRY FIN	560	2018	310.69	173,988
	LLF	L	LOWER LEVEL FIN	624	2018	265.44	165,633
	BMU	N	BSMT UNFINISHED	384		106.16	40,764
	GFP	O	GAS FIREPLACE	2		11,731.90	23,464

TOTAL RCN	869,621
CONDITION ELEM	CD
EFF.YR/AGE	2018 / 4
COND	04 04 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$834,800