Key: 7150

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,478

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SILVA CHRISTOPHER W &	32-41-0	12 ARROWHEAD FARM RD
RUSKOVA VESELINA M		
9 BRADFORD ST		
PROVINCETOWN, MA 02657		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SILVA CHRISTOPHER W &	09/30/2020	P	225,000	33312-39
HANSEN JUDITH J	02/11/2020	V	1	32684-185
NOWLAN RONALD W FAMILY TR	07/16/2007	A		22186-127

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

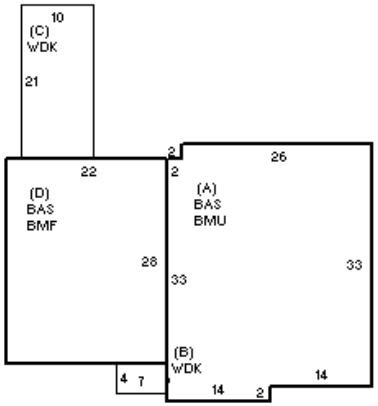
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-104	03/08/2022	3	REPAIR/REMOD	12,000	06/10/2022	LG	100	100
21-179	05/19/2021	80	SOLAR TAXABL	12,800	09/17/2021	LG	100	100
20-364	11/25/2020	1	SINGLE FAM R	300,000	09/17/2021	LG	100	100
SS18-3	06/17/2016	50	SPLIT SUB		03/22/2017	CF	0	0

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		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	40,050 SF	ZONING	RES	FRNT	45
Nbhd	NORTH TRURO	NOTE			
Infl1	ABUTS RTE 6				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	255,100	221,800
BUILDING	628,000	538,500
DETACHED	0	0
OTHER	0	0
TOTAL	**883,100**	**760,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/17/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	99	1.00	N/A [100%]

MEASURE	9/17/2021	LG
LIST	9/17/2021	LG
REVIEW		

BLDG COMMENTS

9/17/2021 Owner confirmed interior data at door (C-19).
Rinnai gas heaters. Modular construction.

YEAR BLT	2021	SIZE ADJ	1.020
NET AREA	1,564	DETAIL ADJ	1.000
$NLA(RCN)	$406	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	7	LAMINATE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	948		72.07	68,324
+	BAS	L	BAS AREA	1,564	2021	297.68	465,573
+	WDK	N	ATT WOOD DECK	238		54.07	12,868
D	BMF	N	BSMT FINISH	616		133.11	81,995

TOTAL RCN	634,360

CONDITION ELEM	CD

EFF.YR/AGE	2021 / 1	
COND	01 01 %	
FUNC	0	
ECON	0	
DEPR	1	% GD 99
RCNLD		$628,000