

Key: 7265

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.499

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COWIE ANNE D & GRAVES AMY K PO BOX 672 NORTH TRURO, MA 02652				36-191-A				9 FRANCIS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COWIE ANNE D & GRAVES AMY				08/31/2018	QS	480,000		31502-290			
MACK JAMES F &				08/20/2007	O	515,000		22276-85+			
NISBET ALEXANDER & LEBEL				11/03/1983	99	3919-184 +					

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	HAS DRIVEWAY EASEMENT OVER 39-79 PER BK 22276/82.			LAND	0	0
Inf1						BUILDING	799,800	695,400
Inf2						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>799,800</b>	<b>695,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

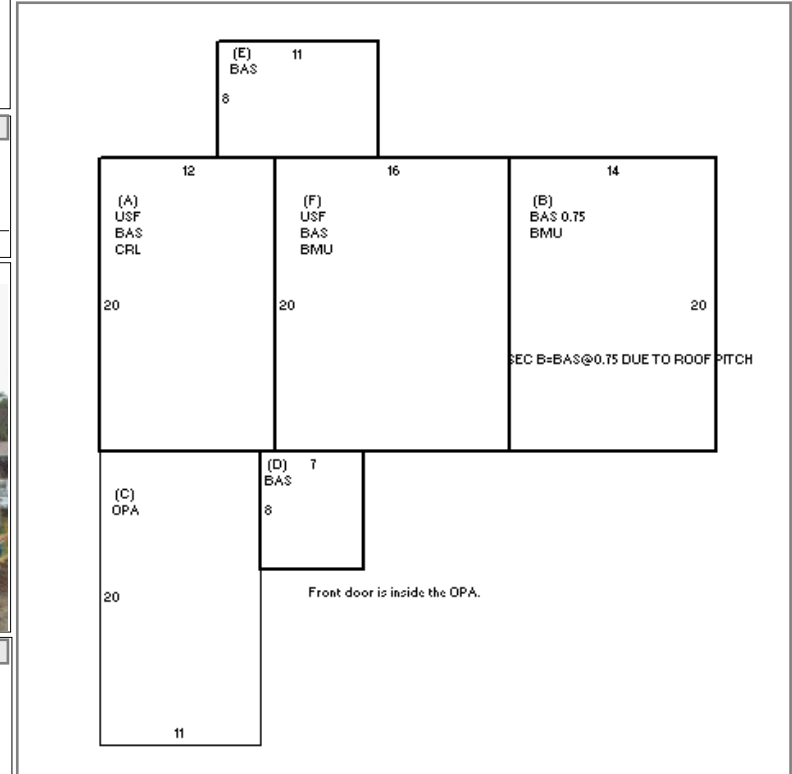


PHOTO 12/07/2022

**BLDG COMMENTS**  
Freestanding LP gas stove in LR. Bldg A per Plan 667/84 (9 Francis Rd) Minisplit.

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2019	LG
MODEL	10		CONDO	LIST	11/19/2019	LG
STYLE	1	1.00	CONDO [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-200	05/02/2022	3	REPAIR/REMOD	70,400			0 0
FY2021		35	RES EXEMPT		12/29/2020		0 0
19-425	12/31/2019	3	REPAIR/REMOD	104,850	10/23/2020	LG	100 100
19-266X	09/03/2019	90	BP NVC	1,950	11/19/2019	LG	100 100
SS19-11	01/01/2018	50	SPLIT SUB		06/25/2018	JN	100 100



YEAR BLT	1946	SIZE ADJ	0.785	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	952,112		
NET AREA	1,474	DETAIL ADJ	1.055	COMPLEX	56	FRANCIS ROAD	0.95	A	CRL	N	CRAWL	240		18.20	4,368	CONDITION ELEM	CD		
\$NLA(RCN)	\$646	OVERALL	1.000	CONDO STYLE	1	CAPE	1.10	+	USF	L	UP-STRY FIN	560	1946	534.95	299,573	EXTERIOR	A		
				BASEMENT	3	1/2 AREA	1.00	+	BMU	N	BSMT UNFINISHED	600		33.90	20,340	INTERIOR	A		
				HEATING	2	HOT WATER	1.01	C	OPA	N	OPEN PORCH	220		53.40	11,748	KITCHEN	U		
				FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE CONDO AREA	914	1946	668.69	611,183	BATHS	U		
				PLUMBING	1	STANDARD	1.00		ODS	O	OUTDOOR SHOWER	1		0.00		HEAT/ELEC	A		
				VIEW/LOC	3	AVG	1.00												
																		EFF.YR/AGE	1971 / 51
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$799,800