

Key: **753**

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 671

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GACA JOHN MICHAEL J & CHARLENE 2 TRICORNER CIR NORTHBOROUGH, MA 01532				35-10-0				22 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GACA JOHN MICHAEL J & CHA DEGON CHARLENE & GACA MIC				03/29/1999	F		(152478)				
				06/28/1991	QS	248,000	(123744)				

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	%
16-216	09/21/2016	9	DECK	19,000	01/04/2017	LG	100	100
03-253	12/29/2003	90	BP NVC	2,500	12/31/2004		100	100

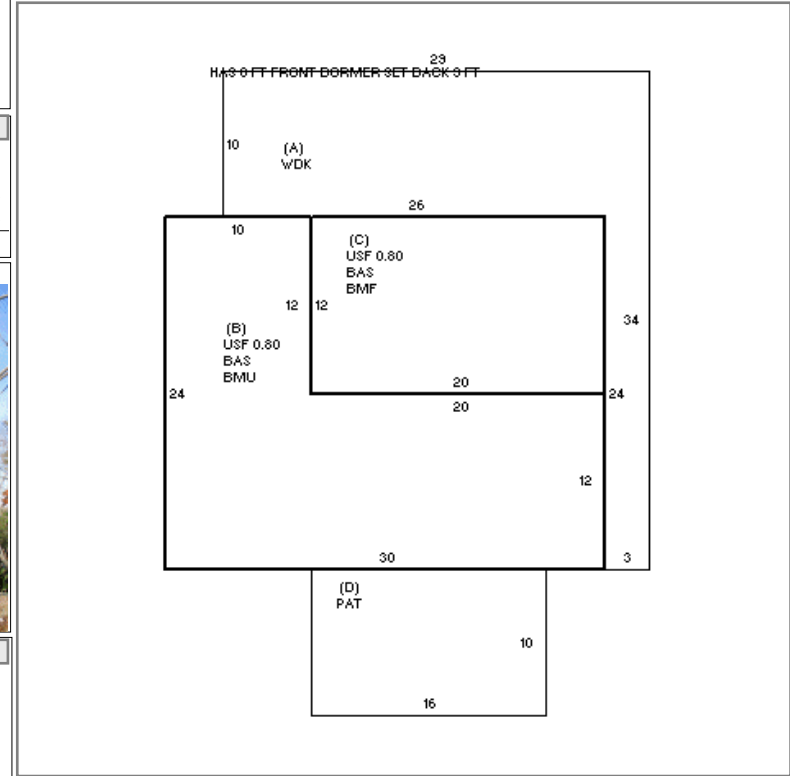
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.520	11	1.00	1	1.00	1	1.00	630,175	1.32	1	1.00	V5	1.75			431,900

<b>TOTAL</b>	22,651 SF	<b>ZONING</b>	RES	<b>FRNT</b>	0	<b>ASSESSED</b>	<b>CURRENT</b>	<b>PREVIOUS</b>
Nbhd	NORTH TRURO	<b>NOTE</b>				LAND	431,900	375,500
Inf1	NO ADJ		LAND	368,000	312,300			
Inf2	NO ADJ		DETACHED	1,400	1,300			
			OTHER	0	0			
<b>TOTAL</b>						<b>801,300</b>	<b>689,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	G	0.90	8*12		16.47	1,400



**BLDG COMMENTS**  
 INVERTED HOUSE-LIV UP/SLEEP DOWN. FY11 CHGS PER 7/09 CYCL INSP.



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/16/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.030
NET AREA	1,296	DETAIL ADJ	1.000
\$NLA(RCN)	\$418	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.8	1.00
ROOMS		0	1.00
BEDROOMS		2	1.00
BATHROOMS		1.5	1.00
FIXTURES		5	\$3,500
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	362		58.93	21,334
EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	480		94.24	45,234
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	720	1974	350.41	252,297
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	576	1974	275.81	158,866
FLOOR COVER	1	HARDWOOD	1.00	C	BMF	N	BSMT FINISH	240		164.82	39,556
INT. FINISH	2	DRYWALL	1.00	D	PAT	N	PATIO	160		19.18	3,069
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		17,357.10	17,357
FUEL SOURCE	1	OIL	1.00	MST	O	MASONRY STACK				0.00	
				ODS	O	OUT DOOR SHOWER				0.00	

<b>TOTAL RCN</b>	541,211	
<b>CONDITION ELEM</b>	<b>CD</b>	
<b>EFF.YR/AGE</b>	1981 / 41	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
<b>RCNLD</b>	\$368,000	