

Key: 759

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 677

LEGAL

LAND

DETACHED

BUILDING

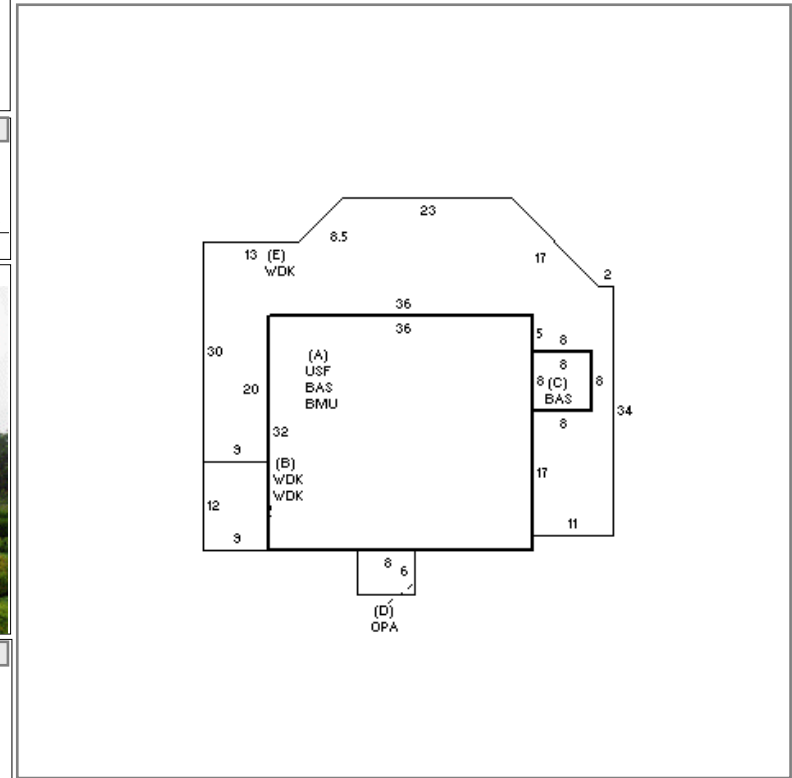
CURRENT OWNER				PARCEL ID				LOCATION			
COSTELLO MARY ANNE PO BOX 204 NO TRURO, MA 02652-0204				35-16-0				15 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSTELLO MARY ANNE				10/17/2014	H		(204725)				
ALOGNA FREDERICK B				01/04/1991	J	100,000	(122425)				
ALOGNA FREDERICK				12/01/1989	J	87,200	(119163)				

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	%
FY2018		35	RES EXEMPT		10/01/2017			0
96-129	09/01/1996	7	GARAGE	28,000	06/01/1997		100	100
86-152	09/15/1986	9	DECK		12/31/1986		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.610	11	1.00	1	1.00	1	1.00	V5	1.75		453,600

TOTAL	26,572 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	453,600	394,400
Inf1	NO ADJ		BUILDING	577,900	490,200			
Inf2	NO ADJ		DETACHED	51,700	49,300			
			OTHER	0	0			
						TOTAL	1,083,200	933,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	G	1.18	G 0.90 30*26	1996	780	72.84	51,100
WDK	G	1.18	G 0.90 6*9		54	12.98	600



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,368	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,152		73.46	84,627
\$NLA(RCN)	\$359	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,152	1976	246.83	284,347
				ROOF SHAPE	3	GAMBRELL	1.00	+	WDK	N	ATT WOOD DECK	1,366		47.99	65,553
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,216	1976	320.22	389,392
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	48		120.42	5,780
				INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		16,018.70	16,019
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	O	OUT DOOR SHOWER			0.00	
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	849,916
CONDITION ELEM	CD
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$577,900