Key: 774

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 694

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RODERICK CHRISTINE L PO BOX 485 TRURO, MA 02666-0485	35-31-0	113 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RODERICK CHRISTINE L	09/13/2013	QS	418,000	27688-205
ST AMAND MARGARET R &	06/12/2009	99		23798-76
ST AMAND GEORGE F	03/25/1992	99		2181-345+

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	0
09-181	10/16/2009	3	REPAIR/REMOD	2,000	05/14/2010	JH	100	100
07-127	06/18/2007	9	DECK	1,000	05/09/2008	JH	100	100
06-097	05/12/2006	10	ALL OTHERS	15,400	05/03/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	11 1.00	1 1.00	1 1.00	414,115	1.32	1 1.00	R04 1.15			283,820

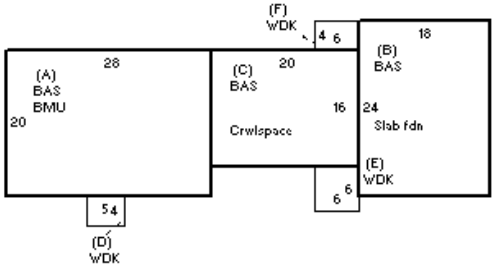
TOTAL	22,651 SF	ZONING	L6A	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	283,800	246,800
BUILDING	392,200	336,700
DETACHED	0	0
OTHER	0	0
TOTAL	**676,000**	**583,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/14/2020



BLDG COMMENTS

7/14/2020 Owner confirmed interior data at door (C-19).

BUILDING

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

MEASURE	7/14/2020	LG
LIST	7/14/2020	C19
REVIEW	11/10/2010	MR

YEAR BLT	1975	SIZE ADJ	1.030
NET AREA	1,312	DETAIL ADJ	1.000
$NLA(RCN)	$360	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT 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	3	WOOD PANEL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	560		84.14	47,118
+	BAS	L	BAS AREA	1,312	1975	309.80	406,460
+	WDK	N	ATT WOOD DECK	80		71.19	5,695
	F11	O	FPL 1S 1OP	1		11,158.00	11,158

TOTAL RCN	472,531
CONDITION ELEM	CD

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$392,200