

Key: 795

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 716

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GAFFNEY AVE M & ABT MARY D PO BOX 502 NO TRURO, MA 02652-0502				35-43-0				8 PINE RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAFFNEY AVE M & ABT MARY				04/21/2011	QS	400,000	25396-38				
MCCABE CAROL A				01/12/2001	A	125,000	13041-332+				
MCCABE CAROL A &				12/27/2000	99		13450-177				

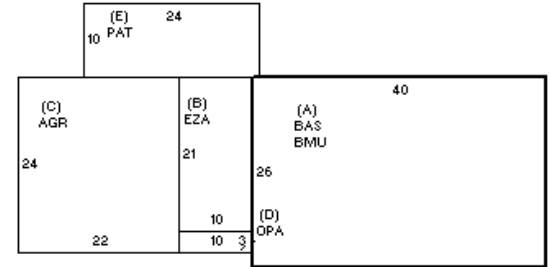
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017			0
14-241	11/13/2014	90	BP NVC	2,900	10/21/2015	FC	100	100
13-119	05/17/2013	90	BP NVC	1,965	10/17/2013	FC	100	100
95-144	11/27/1995	10	ALL OTHERS	1,300	06/17/1996		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.175	11	1.00	1	1.00	1	1.00	R03	1.00		4,810

TOTAL	41,382 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	283,900	246,800
Inf1	NO ADJ		BUILDING	334,100	287,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	618,000	534,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/29/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	3/20/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1964	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	506,197	
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		73.20	76,123	CONDITION ELEM	CD	
\$NLA(RCN)	\$487	OVERALL	1.020	EXT. COVER	6	SHAKES.	1.00	A	BAS	L	BAS AREA	1,040	1964	322.22	335,113			
CAPACITY				STORIES(FAR)	1	1.00	ROOF SHAPE	1	B	EZA	N	ENCL BRZWAY	210		98.05	20,590		
ROOMS	5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGR	N	ATTACHED GARAGE	528			98.05	51,770			
BEDROOMS	3	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	30			119.98	3,599			
BATHROOMS	1.5	1.00	INT. FINISH	2	DRYWALL	1.00	E	PAT	N	PATIO	240			16.71	4,010			
FIXTURES	5	\$3,500	HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1				11,491.60	11,492			
UNITS	1	1.00	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1				0.00				
EFF.YR/AGE																1977 / 45		
COND																34 34 %		
FUNC																0		
ECON																0		
DEPR																34 % GD 66		
RCNLD																\$334,100		