Key: 800

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 720

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GARNER-CESARIO REALTY TRUST TRS: J. GARNER & L CESARIO PO BOX 63 NO TRURO, MA 02652	35-49-0	36 WINDIGO LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GARNER-CESARIO REALTY TRU	10/20/2021	F	1	(227948)
GARNER JOYCE &	06/04/2013	A		(200537)
GARNER JOYCE C	01/26/1996	P	57,000	(139641)

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	%
CYC	05/23/2023	30	CHECK DATA		09/01/2022	LG	100	100
19-298X	09/30/2019	90	BP NVC	7,110	12/10/2019	LG	100	100
19-052X	02/27/2019	4	REHAB	6,720	05/16/2019	LG	100	100
19-037X	02/05/2019	90	BP NVC	1,250	05/16/2019	LG	100	100
18-322X	09/20/2018	90	BP NVC	4,683	03/01/2019	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11 1.00	1 1.00	1 1.00	522,145	1.00	1 1.00	R06 1.45			404,660
300	A	0.005	11 1.00	1 1.00	1 1.00	39,875	1.00	1 1.00	R06 1.45			200

TOTAL	33,977 SF	ZONING	L6A	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

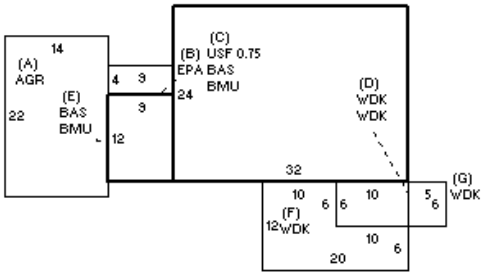
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	404,900	315,600
BUILDING	493,300	422,700
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**899,400**	**739,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	G 0.90	8*10	2011	80	16.47	1,200

PHOTO 09/01/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/1/2022	LG
LIST	9/1/2022	LG
REVIEW	11/15/2010	MR

BLDG COMMENTS

TWO MINI-SPLIT UNITS. Cape style house set backwards on lot.

YEAR BLT	1996	SIZE ADJ	1.030
NET AREA	1,452	DETAIL ADJ	1.000
$NLA(RCN)	$430	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	9	$6,300
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	15	FHW/DCTLS AC	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	308		117.14	36,080
B	EPA	N	ENCL PORCH	36		234.07	8,427
+	BMU	N	BSMT UNFINISHED	876		83.92	73,512
+	BAS	L	BAS AREA	876	1996	353.54	309,702
C	USF	L	UP-STRY FIN	576	1996	278.27	160,284
+	WDK	N	ATT WOOD DECK	330		59.46	19,621
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		10,507.70	10,508

TOTAL RCN	624,433

CONDITION ELEM	CD

EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	$493,300