

Key: 807

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 726

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BOBOLA REALTY TRUST THE TRS: BOBOLA JOHN M 37 NANIGAN RD PAXTON, MA 01612				35-56-0				7 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BOBOLA REALTY TRUST THE				05/23/1996	F	(140754)					
BOBOLA EMMY J				05/23/1996	99	(45811+D666423)					
BOBOLA JOHN W & EMMY J				06/13/1969	A	(45811)					

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	%
21-280X	08/10/2021	90	BP NVC	1,585	09/17/2021	LG	100	100
03-228	11/18/2003	10	ALL OTHERS	2,500	02/29/2004	BT	100	100
93-10	02/03/1993	2	ADDITION	6,300	05/17/1993		100	100
89-109	07/31/1989	6	SHED	500	12/31/1989		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	R06	1.45		375,840

TOTAL	26,572 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE DISTANT VIEW OF BAY FROM ROOF DECK				LAND	375,800	293,000
Inf1	NO ADJ		BUILDING	323,200	278,600			
Inf2	NO ADJ		DETACHED	1,400	1,300			
			OTHER	0	0			
						TOTAL	700,400	572,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12		96	16.47	1,200
PTD	A	1.00	A 0.75 10*11		110	2.30	200



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/5/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

HAS 12X12 ROOF DECK

YEAR BLT	1968	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,089
NET AREA	1,104	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMF	N	BSMT FINISH	432		151.56	65,473		
\$NLA(RCN)	\$465	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,104	1968	322.22	355,736		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	672		80.77	54,275		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	272		57.38	15,607		
				FLOOR COVER	5	VINYL	1.00	D	ENT	N	ENCL ENTRY	32		213.35	6,827		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	N	ATT WOOD DECK	144		63.75	9,180		
				HEATING/COOLING	2	HOT WATER	1.02	MST	O	O	MASONRY STACK	1		3,191.90	3,192		
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD	TOTAL RCN	513,089
EFF.YR/AGE		1974 / 48	
COND	37	37 %	
FUNC	0		
ECON	0		
DEPR	37	% GD 63	
RCNLD		\$323,200	