

Key: 824

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 762

LEGAL

LAND

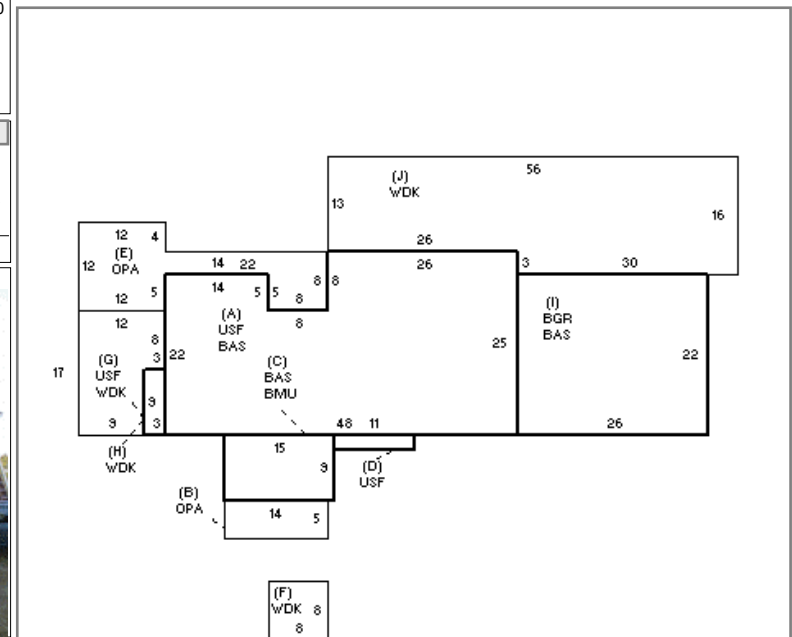
CURRENT OWNER							PARCEL ID				LOCATION			
GREGORY-REYNOLDS REV TRURO TRS TRS:ALEX MICHAEL GREGORY ET AL PO BOX 927 NO TRURO, MA 02652							35-73-0				23 PILGRIMS PATH			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
GREGORY-REYNOLDS REV TRUR							05/05/2020	F	1	32881-342				
GREGORY ALEX M							09/25/2012	O	960,000	26702-246				
CAREN-HERSH STACEY L &							12/01/2008	99		9906-154+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-072	04/11/2016	80	SOLAR TAXABL	26,000	12/21/2016	LG	100	100
16-039	03/11/2016	2	ADDITION	95,000	12/21/2016	LG	100	100
16-033	03/08/2016	10	ALL OTHERS	3,000	12/21/2016	LG	100	100
13-038	02/26/2013	3	REPAIR/REMOD		10/29/2013	FC	100	100
13-025	02/11/2013	90	BP NVC	1,545	10/29/2013	FC	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	900,250	1.00	1	1.00	V9	2.50	697,690
300	A	0.145	11	1.00	1	68,750	1.00	1	1.00	V9	2.50	9,970

TOTAL	40,075 SF	ZONING	RES	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	707,700	615,300
Inf1	NO ADJ		BUILDING	889,900	731,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	185,200	159,300			
						TOTAL	1,782,800	1,506,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	EST
MODEL	1		RESIDENTIAL	LIST	11/29/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/7/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
11/29/2022 CYC Meas & List attempt - No Trespassing sign.

DETACHED

BUILDING

YEAR BLT	1996	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,140,910
NET AREA	2,944	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,229	1996	357.03	438,794	CONDITION ELEM	CD
\$NLA(RCN)	\$388	OVERALL	1.080	EXT. COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	320		81.11	25,955		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	135		99.94	13,491		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,143	1996	283.63	324,185		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,086		55.14	59,885		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	I	BAS	L	BAS AREA	572	2016	357.03	204,223		
BATHROOMS	3.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	I	BGR	N	SF BSMT GARAGE	572		116.57	66,677		
FIXTURES	11	\$7,700		FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP			0.00			
UNITS	1	1.00							ODS	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$889,900

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GREGORY-REYNOLDS REV TRURO TRS				35-73-0				23 PILGRIMS PATH			
TRS:ALEX MICHAEL GREGORY ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 927											
NO TRURO, MA 02652											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

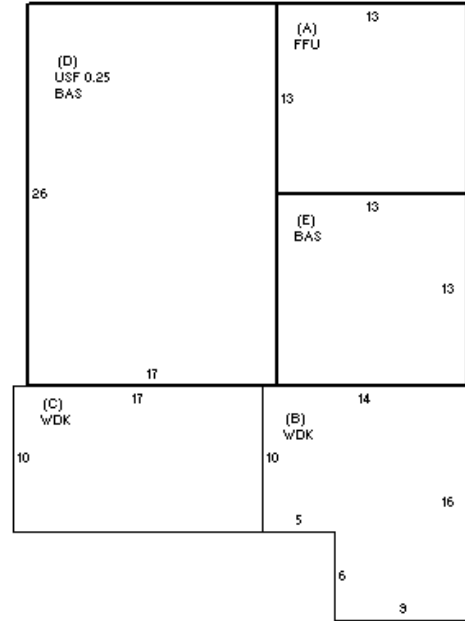
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	185,200	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 WDK@189 SF=ROOF DECK. PER OCT 2013 LIST, HAS KITCH AREA BUT NO STOVE. HEAT=ONE FUJITSU INVERTER.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	EST
MODEL	1		RESIDENTIAL	LIST	11/29/2022	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	3/7/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.050
NET AREA	891	DETAIL ADJ	1.000
\$NLA(RCN)	\$260	OVERALL	0.830

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	4	\$2,800
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONTIN WALL	1.00	A	FFU	L	BAS AREA UNFIN	169	1996	106.67	18,028
EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	364		44.52	16,206
ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BAS AREA	442	1996	264.72	117,008
ROOF COVER	1	ASPHALT SHINGLE	1.00	D	USF	L	UP-STRY FIN	111	1996	210.47	23,362
FLOOR COVER	4	TILE	1.00	E	BAS	L	BAS AREA	169	2012	264.72	44,739
INT. FINISH	2	DRYWALL	1.00		WDK	N	ATT WOOD DECK	189		49.76	9,404
HEATING/COOLING	13	NO HEAT	0.93		ODS	O	OUT DOOR SHOWER	1		0.00	
FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	231,546
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CONDITION ELEM	CD

EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$185,200