

Key: 828

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 767

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION								
MCELHONE LIAM S & NEIL KEVIN PO BOX 1015 NO TRURO, MA 02652		35-77-0		41 TWINE FIELD RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MCELHONE LIAM S & NEIL KE		11/20/2020	QS	1,260,000	33493-42							
ROWLEY DAVID D & DEBORAH		02/25/2004	P	440,000	18251-341							
ECKE DEAN & JANET		11/08/1983	99	35,000	3923-312							
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	0.150	11	1.00	1	68,750	1.00	1	1.00	V9	2.50	10,310

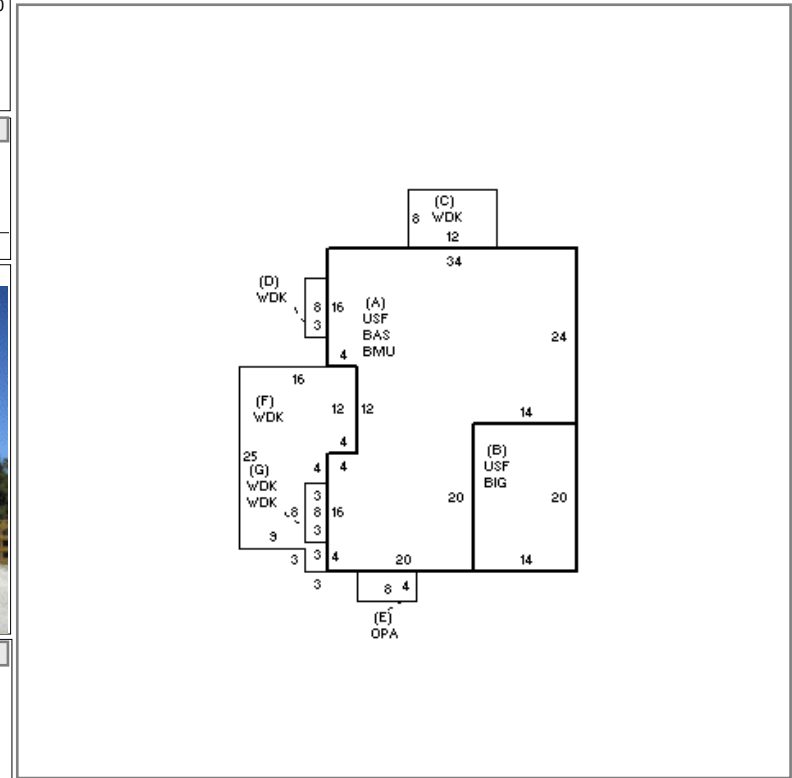
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-223	05/31/2023	4	REHAB	350,000			0 0
23-210	05/23/2023	80	SOLAR TAXABL	54,000			0 0
19-211X	07/22/2019	4	REHAB	771	10/29/2019	LG	100 100
04-128	08/05/2004	1	SINGLE FAM R	350,000	06/16/2006	FC	100 100

TOTAL	40,288 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE 11/20/2020 SF chng per Deed 33493-42.				LAND	708,000	615,600
Inf1	NO ADJ					BUILDING	1,046,900	864,700
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,754,900	1,480,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
4 bedroom septic.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/8/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,189,697		
NET AREA	2,616	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,168		99.60	116,328				
\$NLA(RCN)	\$455	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,168	2005	438.45	512,107				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,448	2005	324.19	469,420				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	280		121.39	33,990				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	501		65.06	32,597				
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	32		163.24	5,224				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GEN	O	O	GENERATOR	1		0.00					
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		13,031.20	13,031				
								ODS	O	O	OUT DOOR SHOWER	1		0.00					
																EFF.YR/AGE	2010 / 12		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$1,046,900		