

Key: 836

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 775

LEG  
AL  
LAND

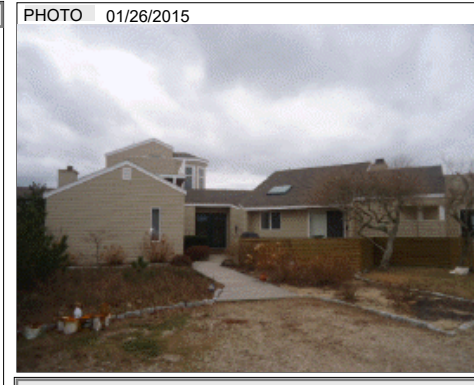
CURRENT OWNER				PARCEL ID				LOCATION				
GIORDANO NITA & ALAN PO BOX 100 NO TRURO, MA 02652-0100				35-86-0				42 TWINE FIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GIORDANO NITA & ALAN				04/14/2008	QS	840,000	(185684+)					
DONADIO GLORIA M				03/14/2008	99		(136702+)					
DONADIO GLORIA M				03/23/1995	J		(136702)					
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	V9	2.50		697,690
300	A	0.315	11	1.00	1	1.00	1	1.00	V9	2.50		21,660

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 %
22-118X	03/14/2022	6	SHED	20,000	05/24/2022	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
17-235X	08/29/2017	90	BP NVC	1,175	07/20/2018	JN	100 100
17-011X	01/17/2017	90	BP NVC	800	07/20/2018	JN	100 100
14-213	10/08/2014	80	SOLAR TAXABL	58,249	01/26/2015	FC	100 100

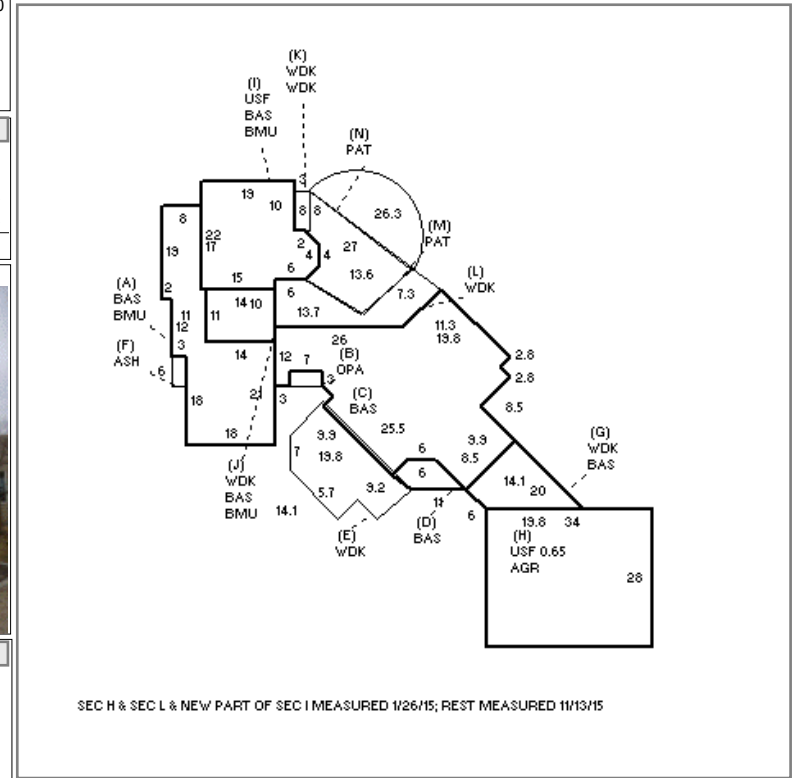
DETACHED

TOTAL	1.090 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		NOTE	HTB ON REAR WDK OF SFR.			LAND	719,400	625,500
Inf1	NO ADJ			BUILDING	1,143,900	940,500			
Inf2	NO ADJ			DETACHED	7,400	7,100			
						OTHER	0	0	
						TOTAL	1,870,700	1,573,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000
SHF	E	1.80	E 1.00 12*16	2022	192	27.98	5,400



BLDG COMMENTS  
CHECK FOR KITCHENETTE ON 2ND FLR OF ADDN.  
HAS 6 MINI-SPLIT UNITS FOR HEAT+A/C. BMU HAS EXT BULKHEAD ACCESS ONLY (REST OF FDN=CRAWL).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2015	FC
MODEL	1		RESIDENTIAL	LIST	1/26/2015	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	LVM
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.975
NET AREA	3,631	DETAIL ADJ	1.000
\$NLA(RCN)	\$415	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2.5	1.00
FIXTURES		9	\$6,300
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,209		83.39	100,819
EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	21		176.29	3,702
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	2,379	1988	351.54	836,310
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	952		56.60	53,888
FLOOR COVER	1	HARDWOOD	1.00	F	ASH	N	ATT SHED	18		52.61	947
INT. FINISH	2	DRYWALL	1.00	G	BAS	L	BAS AREA	182	2014	351.54	63,981
HEATING/COOLING	2	HOT WATER	1.02	H	AGR	N	ATTACHED GARAGE	952		110.92	105,591
FUEL SOURCE	1	OIL	1.00	+	USF	L	UP-STRY FIN	1,070	2014	291.14	311,525
				+	PAT	N	PATIO	517		16.48	8,522
					F11	O	FPL 1S 1OP	1		13,604.10	13,604
					ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,505,189
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$1,143,900