

Key: 837

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 776

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION				
ARGOS JOHN M & ROSS ROBERT G 17 BRADFORD ST ROXBURY, MA 02118-2118										35-87-0				40 TWINE FIELD RD				
										TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
										ARGOS JOHN M & ROSS ROBERT G & GORDON ANN C				12/02/2010	99	(193081)	(144303)	
				05/01/1997	QS	254,000												
				05/01/1997	99	10729-040												

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	05/16/2023	30	CHECK DATA		11/16/2022	LG	100	100
20-393X	12/23/2020	40	STUDIO	15,000	04/12/2021		100	100
19-255	08/27/2019	80	SOLAR TAXABL	36,000	09/20/2019	LG	100	100
17-288X	10/19/2017	90	BP NVC	2,500			100	100
16-058	04/01/2016	3	REPAIR/REMOD	195,000	12/28/2016	LG	100	100

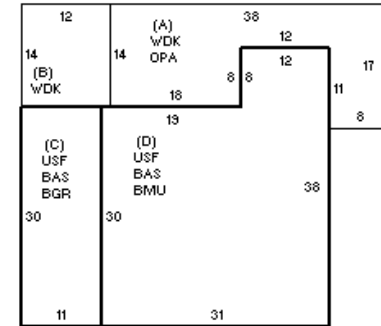
LAND

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	V7	1.75		488,390
300	A	0.185	11	1.00	1	1.00	1	1.00	V7	1.75		8,900

TOTAL	41,818 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	497,300	432,400
Inf1	NO ADJ		BUILDING	817,200	688,900			
Inf2	NO ADJ		DETACHED	22,200	20,600			
			OTHER	0	0			
						TOTAL	1,336,700	1,141,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18 E	1.00 12*16	2021	192	112.57	21,600
PTD	G	1.18 G	0.90 14*18	2021	252	2.71	600



BLDG COMMENTS
Wood stove in living room. Studio has minisplit.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/16/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/31/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	928,604		
NET AREA	2,712	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	460		64.86	29,838				
\$NLA(RCN)	\$342	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	628		46.86	29,425				
				ROOF SHAPE	1	GABLE	1.00	C	BGR	N	SF BSMT GARAGE	330		99.05	32,686				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,356	1984	312.66	423,965				
				FLOOR COVER	4	TILE	1.00	+	USF	L	UP-STRY FIN	1,356	1984	237.23	321,687				
				INT. FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	1,026		71.73	73,590				
				HEATING/COOLING	1	FORCED AIR	1.00	GFP	O	GAS FIREPLACE	1			9,384.60	9,385				
				FUEL SOURCE	2	GAS	1.00	MST	O	MASONRY STACK	1			3,127.90	3,128				
								ODS	O	OUT DOOR SHOWER	1			0.00					
																EFF.YR/AGE	2010 / 12		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$817,200		