

Key: 843

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 783

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
WEISS RONALD D & MARCIA 24 DUNBARTON DR NASHUA, NH 03063		35-93-0		28 TWINE FIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WEISS RONALD D & MARCIA		10/28/1994	J	168,000	(106040+)
COHEN MARTIN J & TERICE K		04/17/1986	QS	110,000	(106040)

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 %
18-396X	11/08/2018	90	BP NVC	12,000	03/13/2019	LG	100 100
13-237	09/23/2013	6	SHED	8,000	12/04/2013	FC	100 100
86-154	09/17/1986	1	SINGLE FAM R		12/31/1986	SW	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	900,250	1.00	1	1.00	V9	2.50	697,690
300	A	0.105	11	1.00	1	68,750	1.00	1	1.00	V9	2.50	7,220

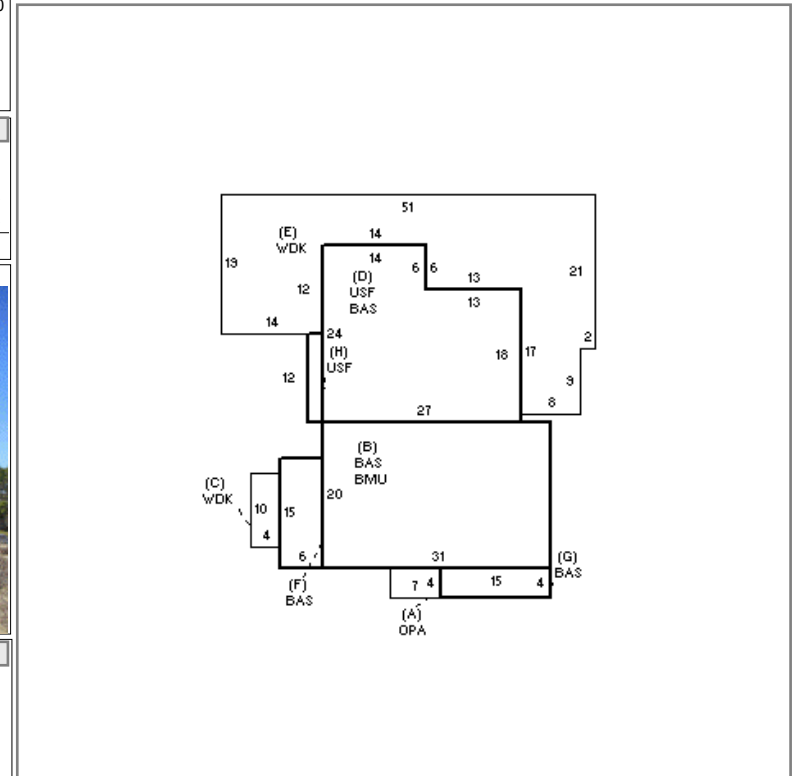
DETACHED

TOTAL	38,333 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	704,900	612,900			
Inf1	NO ADJ		BUILDING	571,400	464,100			
Inf2	NO ADJ		DETACHED	2,900	2,700			
			OTHER	0	0			
TOTAL				1,279,200	1,079,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 12*16	2013	192	15.54	2,700
PTD	A	1.00	A 0.75 8*14		112	2.30	200

PHOTO 03/13/2019

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/10/2011	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	816,292
NET AREA	1,934	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	28		144.51	4,046	CONDITION ELEM	CD
\$NLA(RCN)	\$422	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	620		97.28	60,312		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	855		57.59	49,239		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,340	1988	384.29	514,948		
				FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UP-STRY FIN	594	1988	305.47	181,447		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1990 / 32	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$571,400	