

Key: 862

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 802

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIMS PATH NOM REALTY TRUST TRS: NOGUEIRA GAIL O & DONALD W 81 CAPTAIN VINAL WAY NORWELL, MA 02061				35-112-0				10 PILGRIMS PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PILGRIMS PATH NOM REALTY NOGUEIRA GAIL O				10/04/2005	99		20331-40				
				03/07/1986	99		4953-352				

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	%
20-230	08/25/2020	90	BP NVC	5,900	11/10/2020	LG	100	100
12-262	10/30/2012	5	DEMO	8,000	01/11/2013	FC	100	100
12-270	10/30/2012	1	SINGLE FAM R	450,000	08/13/2013	FC	100	100
12-082	03/28/2012	90	BP NVC	25,000	01/11/2013		100	100
95-043	03/23/1995	10	ALL OTHERS	500	06/26/1995		100	100

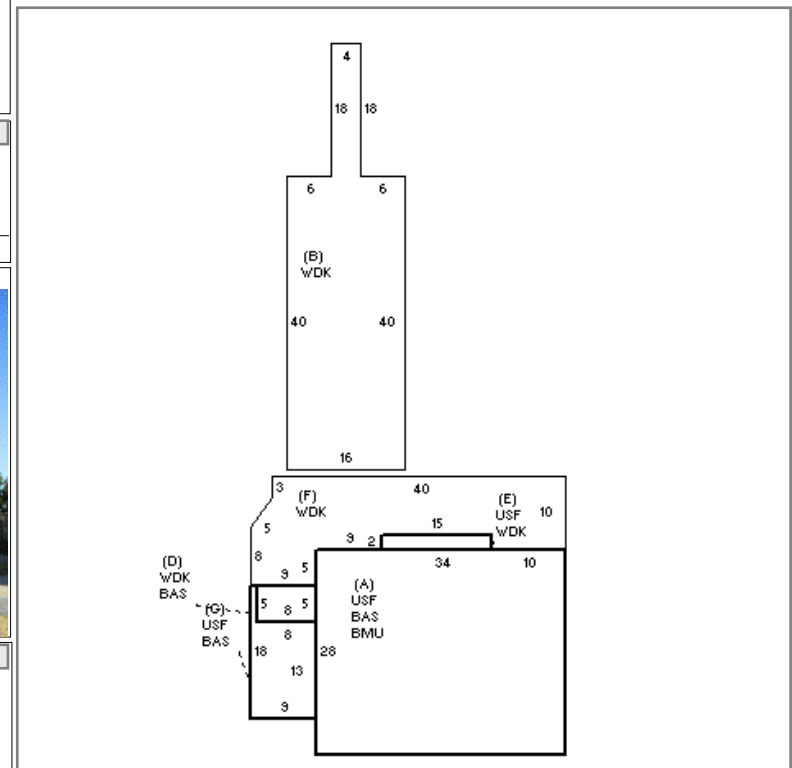
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.450	11	1.00	1	2,520,700	1.46	1	1.00	WF2	7.00	1,652,810

TOTAL	19,602 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	1,652,800	1,437,100
Inf1	NO ADJ		LAND	984,900	813,800			
Inf2	NO ADJ		DETACHED	13,700	12,700			
			OTHER	0	0			
						TOTAL	2,651,400	2,263,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	G 0.90	26*26	676	21.92	13,300
BCH	SV	1.00	SV 1.00		1	0.00	
WDK	G	1.18	G 0.90	ODS 5*6	2021	30	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/18/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/25/2013	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Southernmost section of Pilgrims Path (unpaved road).  
Minisplit.

LOADING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,094,287
NET AREA	2,218	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		107.07	101,929		
\$NLA(RCN)	\$493	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,104	2012	344.28	380,087		
				ROOF SHAPE	3	GAMBRELL	1.00	+	WDK	N	ATT WOOD DECK	1,212		66.94	81,127		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	1,114	2012	451.08	502,500		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		22,343.30	22,343		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	8	HEAT PUMP	1.04										
				FUEL SOURCE	3	ELECTRIC	1.00										
																EFF. YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$984,900