

Key: 884

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 825

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CURRENT OWNER		PARCEL ID		LOCATION	
HENDERSON JOSEPH & MARA JOS & MARA CATHY M & ECKEL RICHARD W 312 CRAWFORD ST NORTHBOROUGH, MA 01532		35-138-0		3 MEREDITH WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HENDERSON JOSEPH & MARA J		07/28/2021	J	262,000	(227062)
HENDERSON JOSEPH K & HUFF CHARITABLE REM UNITR		09/24/2001	QS	365,000	(162869)
		07/17/2001	99		(162170)


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 NP	05/23/2023	30	CHECK DATA		02/10/2022	LG	100 100
12-017	01/31/2012	20	NO PERMIT		01/30/2013	FC	100 100
09-109	06/11/2009	3	REPAIR/REMOD	8,500	01/30/2013	FC	100 100
08-191	09/30/2008	10	ALL OTHERS	7,884	05/17/2010	JH	100 100
		10	ALL OTHERS	55,000	05/11/2009	JH	100 100

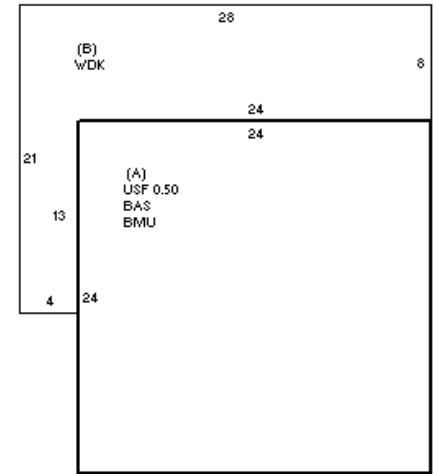
LAND

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	468,130	1.00	1	1.00	R05	1.30	362,800
300	A	0.125	11	1.00	1	35,750	1.00	1	1.00	R05	1.30	4,470

TOTAL	39,204 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	367,300	319,300
Inf1	NO ADJ		BUILDING	259,000	209,800			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	0	0			
						TOTAL	627,500	530,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/10/2022
SHF	A	1.00	G 0.90 8*10	2012	80	16.47	1,200		



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BUILDING	CD	ADJ	DESC	MEASURE	2/10/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/20/2009	JH	FLRS=PAINTED PLYWOOD EXCEPT VINYL IN KITCH & +BATH. MINISPLIT A/C
STYLE	4	1.10	CAPE [100%]	REVIEW	11/10/2010	MR	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1981	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	370,070
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		94.35	54,346	CONDITION ELEM	CD
\$NLA(RCN)	\$428	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	576	1981	350.84	202,082		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	288	1981	277.54	79,931		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	276		62.47	17,243		
ROOMS	5	1.00		FLOOR COVER	6	OTHER	1.00		WDK	N	ATT WOOD DECK	90		79.82	7,184		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		WDK	N	ATT WOOD DECK	90		79.82	7,184		
BATHROOMS	1	1.00		HEATING/COOLING	18	MINISPLIT	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1989 / 33
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$259,000