

Key: 896

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 838

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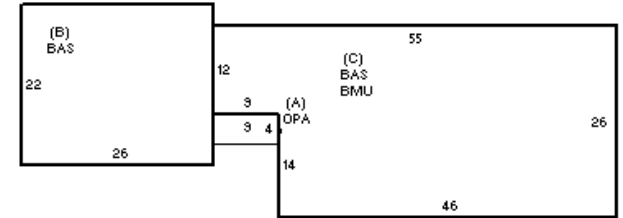
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CURRENT OWNER				PARCEL ID				LOCATION				
WAGNER ERIC E & LAMORIE MARK A PO BOX 738 NO TRURO, MA 02652				36-5-0				3 PINE RIDGE END				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WAGNER ERIC E & LAMORIE M				09/27/2017	QS	410,000	30791-230					
COVINO MATTHEW				11/20/2013	A		27835-165					
COVINO MATTHEW &				11/23/2004	A	400,000	19273-184					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.760	11	1.00	1	360,100	1.01	1	1.00	R03		277,400

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	%
FY2021		35	RES EXEMPT		02/02/2021			0
20-305	10/19/2020	80	SOLAR TAXABL	82,000	01/04/2021	LG	100	100
20-205	08/04/2020	3	REPAIR/REMOD	80,000	01/04/2021	LG	100	100
20-046	02/19/2020	7	GARAGE	30,000	06/16/2020	LG	100	100
19-022	01/22/2019	70	POOL	25,000	09/05/2019	LG	100	100

TOTAL	33,106 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	277,400	241,200
Inf1	NO ADJ		BUILDING	510,300	444,600			
Inf2	NO ADJ		DETACHED	31,300	30,100			
			OTHER	0	0			
						TOTAL	819,000	715,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.18	G 0.90 8*8		1	3,221.87	2,900
PTD	G	1.18	G 0.90 IRREG	2019	1,777	2.71	4,300
SPV	G	1.18	G 0.90 12*24	2019	288	34.01	8,800
DGF	G	1.18	E 1.00 24*24	2020	576	26.64	15,300



BUILDING	CD	ADJ	DESC	MEASURE	2/10/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/10/2023	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.05	AVERAGE [70%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	708,791		
NET AREA	1,876	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	36		121.89	4,388	CONDITION ELEM	CD		
\$NLA(RCN)	\$378	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	BAS	L	BAS AREA	572	2020	314.49	179,887				
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,304		71.56	93,310				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	1,304	1981	314.49	410,093				
				FLOOR COVER	7	LAMINATE	1.00	F12	O	FPL 1S 2OP	1		16,213.40	16,213					
				INT. FINISH	2	DRYWALL	1.00	GEN	O	GENERATOR	1		0.00						
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER	1		0.00						
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1994 / 28
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$510,300