

Key: 897

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 839

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
9 PINE RIDGE ROAD REALTY TRUST TRS: JOHN W GARRAN SR ET AL PO BOX 101 NO TRURO, MA 02652				36-6-0				9 PINE RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
9 PINE RIDGE ROAD REALTY GARRAN JOHN W & KATHERINE				04/18/2019	A		1	31960-350 8371-257			
12/22/1992				99							

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 %
20-299X	10/19/2020	4	REHAB	10,514	04/13/2021	LG	100 100
12-173	07/10/2012	80	SOLAR TAXABL	42,000	01/17/2013	FC	100 100
12-170	07/09/2012	90	BP NVC	1,825	01/17/2013	FC	100 100
03-082	05/05/2003	2	ADDITION	20,000	05/17/2010	JH	100 100
98-127	07/01/1998	10	ALL OTHERS	15,000	03/01/1999		100 100

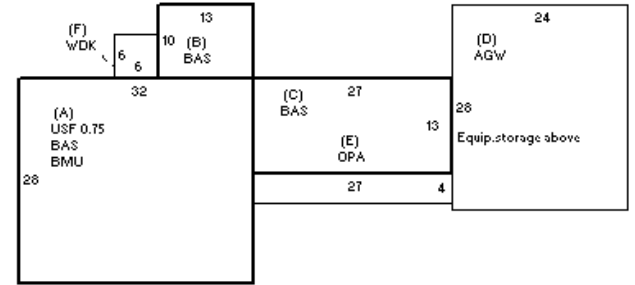
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.660	11	1.00	1	1.00	1	1.00	R03	1.00		265,570

TOTAL	28,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	265,600	230,900
Inf1	NO ADJ		BUILDING	587,400	498,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	853,000	729,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/22/2022



BLDG COMMENTS
HEAT=GEO THERMAL HOT AIR HEAT PUMP.



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2022	LG								TOTAL RCN	863,830																											
MODEL	1		RESIDENTIAL	LIST	7/22/2022	LG	YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	863,830																		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/20/2013	BE	NET AREA	2,049	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		82.19	73,646	CONDITION ELEM	CD																		
QUALITY	A	1.00	AVERAGE [100%]				\$NLA(RCN)	\$422	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	672	1970	269.80	181,308																				
FRAME	1	1.00	WOOD FRAME [100%]				CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,377	1970	342.89	472,155																				
							STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	AGW	N	AT GAR W/LOFT A	672		146.96	98,758																					
							ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	108		88.92	9,603																					
							BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	36		99.34	3,576																					
							BATHROOMS	2	1.00	HEATING/COOLING	8	HEAT PUMP	1.04	F21	O	FPL 2S 1OP	1		17,152.40	17,152																						
							FIXTURES	6	\$4,200	FUEL SOURCE	7	OTHER	1.00	MST	O	MASONRY STACK	1		3,430.30	3,430																						
							UNITS	0	1.00														EFF.YR/AGE	1981 / 41																		
																						COND	32	32 %			FUNC	0			ECON	0			DEPR	32	% GD	68			RCNLD	\$587,400