

Key: 907

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 858

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
94 SHORE ROAD REALTY TRUST TRS: GARRAN JOHN W ET AL PO BOX 101 NO TRURO, MA 02652-0101				36-19-0				94 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
94 SHORE ROAD REALTY TRUS GARRAN JOHN W & KATHERINE				09/22/2011	99	25697-149		25697-149			
				08/08/1984	99	4208-083		4208-083			

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	%
16-157X	07/22/2016	10	ALL OTHERS	10,864	01/05/2017	LG	100	100
12-330	11/27/2012	90	BP NVC	1,985	01/17/2013	FC	100	100
12-011	01/24/2012	90	BP NVC	3,000	01/17/2013	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.500	11	1.00	1	1.00	1	1.00	R04	1.15		280,440

TOTAL	21,780 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE PTD TO LEFT OF SFR.	LAND	280,400	243,800			
Inf1	NO ADJ		BUILDING	234,200	198,800			
Inf2	NO ADJ		DETACHED	5,700	5,400			
			OTHER	0	0			
			TOTAL	520,300	448,000			

DETACHED

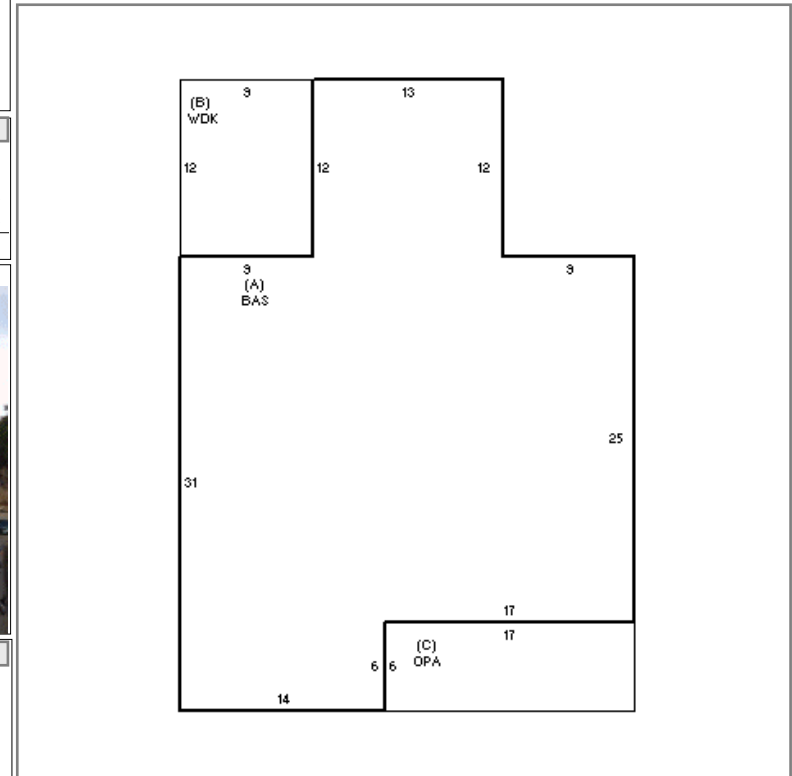
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 13*19		247	29.16	5,400
PTD	A	1.00	A 0.75 12*13		156	2.30	300



BLDG COMMENTS
1/9/2017 List refused. Per 1/12/2017 em, Owner declines permission to enter property, tenant-occupied.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2017	REF
MODEL	1		RESIDENTIAL	LIST	1/12/2017	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1920	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,483
NET AREA	1,015	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,015	1920	322.22	327,057	CONDITION ELEM	CD
\$NLA(RCN)	\$339	OVERALL	1.020	EXT. COVER	4	VINYL	1.00	B	WDK	N	ATT WOOD DECK	108		63.76	6,886		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	102		82.74	8,440		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1	1.00														
ROOMS		0	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
EFF.YR/AGE		1980 / 42															
COND		32 32 %															
FUNC		0															
ECON		0															
DEPR		32 % GD 68															
RCNLD		\$234,200															