Key: 910

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 861

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FEDERMAN TRURO IRREV TRUST TRS: FEDERMAN AARON G ET AL C/O BLOOM WILLIAM R LAW OFFICE 69 MILK ST STE 116 WESTBOROUGH, MA 01581	36-22-0	31 TWINE FIELD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FEDERMAN TRURO IRREV TRUS	07/08/2008	99		(186417+)
FEDERMAN MICHAEL & TOBY	09/25/1978	99		(75652)

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	%
89-144	10/10/1989	9	DECK	5,000	12/31/1989		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	522,145	1.00	1	1.00	R06	1.45			404,660
300	A	0.215	11	1.00	1	1.00	1	1.00	39,875	1.00	1	1.00	R06	1.45			8,570

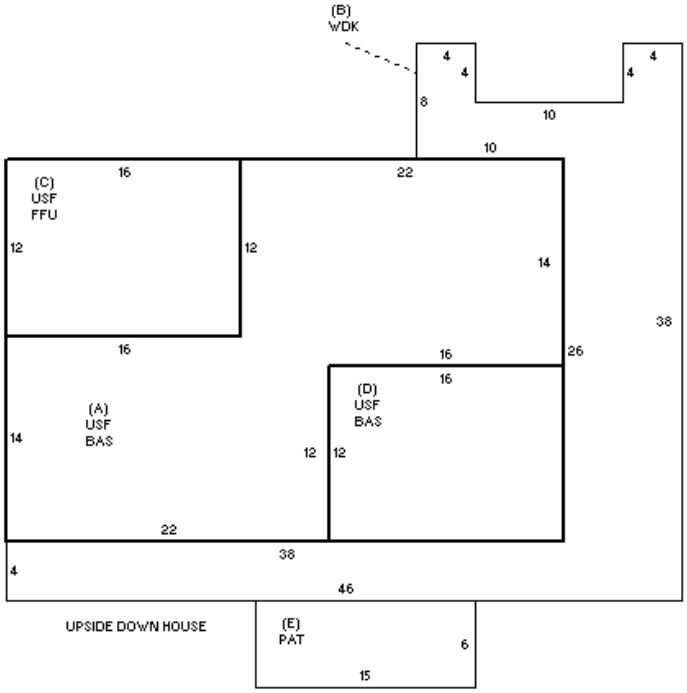
TOTAL	43,125 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY10 NBHD 5 TO 6.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	413,200	359,300
BUILDING	350,700	297,700
DETACHED	0	0
OTHER	0	0
TOTAL	**763,900**	**657,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/12/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2018	LG
LIST	7/27/2018	LG
REVIEW	11/15/2010	MR

YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,976	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	796	1979	291.45	231,998
+	USF	L	UP-STRY FIN	988	1979	224.77	222,071
B	WDK	N	ATT WOOD DECK	496		46.13	22,882
C	FFU	L	BAS AREA UNFIN	192	1979	117.44	22,549
E	PAT	N	PATIO	90		19.31	1,738
	MST	O	MASONRY STACK	1		2,887.10	2,887

TOTAL RCN	508,324

CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$350,700