

Key: 927

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 877

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIDMAN RICHARD B & MARJORIE G PO BOX 554 NO TRURO, MA 02652-0554				36-28-0				32 TWINE FIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIDMAN RICHARD B & MARJOR				11/20/1980	99		(83666)				

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	1.00	1	1.00	630,175	1.00	1	1.75	488,390
300	A	0.095	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.75	4,570

TOTAL	37,897 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	GUS NEVER PICKED UP FROM '95 BP			LAND	493,000	428,600
Inf1	NO ADJ	O	(QUAL+COND=20% FINISH);SEE '02 BP TO			BUILDING	796,000	659,900
Inf2	NO ADJ	T	FINISH=N/C 1/04 TO 1/08. SEE SKETCH IN PRC FILE.			DETACHED	15,500	14,700
		E	FY10 NBHD 5 TO 6.			OTHER	0	0
					TOTAL	1,304,500	1,103,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	M	0.60 D+	0.30 IRREGULAR	2000	1,520	33.95	15,500



BLDG COMMENTS	288 SF USF=LOFT.
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BUILDING	CD	ADJ	DESC	MEASURE	2/8/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/8/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,528	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00
\$NLA(RCN)	\$456	OVERALL	1.110	EXT. COVER	7	STUCCO	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	0		1.00	FLOOR COVER	4	TILE	1.00
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	9	\$6,300		FUEL SOURCE	1	OIL	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,616	1987	435.16	703,225
+	USF	L	UP-STRY FIN	624	1987	351.10	219,089
+	BIG	N	BUILT-IN GARAGE	280		124.76	34,934
+	WDK	N	ATT WOOD DECK	1,027		66.87	68,675
+	STG	N	STORAGE	328		43.55	14,283
	USF	L	UP-STRY FIN	288	1987	356.48	102,665
	MST	O	MASONRY STACK	1		4,463.90	4,464

TOTAL RCN	1,153,634
CONDITION ELEM	CD
EFF.YR/AGE	1987 / 35
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$796,000

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	%
FY2018		35	RES EXEMPT		12/04/2017			0 0
02-080	04/24/2002	7	GARAGE		05/04/2007	JH	100	100
95-142	11/27/1995	10	ALL OTHERS	20,000	12/31/1999		100	100
86-182	10/16/1986	1	SINGLE FAM R		07/02/1988	SW	100	100

