

Key: 928

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 878

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOUZA CRAIG & DEBRA PO BOX 81 NO TRURO, MA 02652-0081				36-29-0				27 TWINE FIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUZA CRAIG & DEBRA				05/18/1990	A		(120541)				

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	R06	1.45		404,660
300	A	0.285	11	1.00	1	1.00	1	1.00	R06	1.45		11,360

TOTAL	1.060 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	416,000	361,700
Infl1	NO ADJ		LAND	889,300	736,200			
Infl2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	187,800	161,000			
					TOTAL	1,495,100	1,260,900	

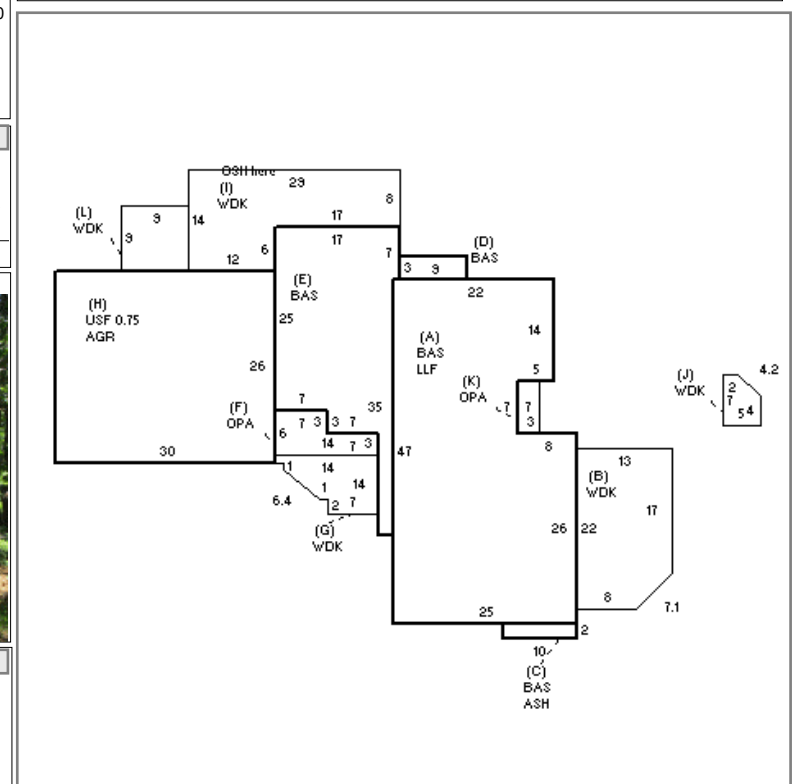
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*12	1993	120	16.01	1,400
OSH	A	1.00	A 0.75 10*12	1995	120	6.90	600



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2021	LG
MODEL	1		RESIDENTIAL	LIST	9/20/2013	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,077	1990	247.04	266,061
EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	773		56.65	43,792
ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	20		52.66	1,053
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,124	1990	374.29	420,702
FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BAS AREA	462	2012	374.29	172,923
INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	84		112.74	9,470
HEATING/COOLING	5	ELECTRIC	0.95	H	AGR	N	ATTACHED GARAGE	780		111.01	86,586
FUEL SOURCE	3	ELECTRIC	1.00	H	USF	L	UP-STRY FIN	585	2012	300.49	175,789
					MST	O	MASONRY STACK	1		3,781.90	3,782

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017			0
11-269	12/20/2011	2	ADDITION	130,000	10/24/2012	FC	100	100
		30	CHECK DATA		07/17/2006	FC	100	100
04-221	12/14/2004	8	BARN	40,000	07/17/2006	FC	100	100
95-096	07/21/1995	6	SHED	1,400	06/01/1997		100	100



YEAR BLT	1990	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,185,758
NET AREA	3,248	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,077	1990	247.04	266,061		
\$NLA(RCN)	\$365	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	773		56.65	43,792		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	20		52.66	1,053		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,124	1990	374.29	420,702		
ROOMS	0	1.00		FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BAS AREA	462	2012	374.29	172,923		
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	84		112.74	9,470		
BATHROOMS	2.5	1.00		HEATING/COOLING	5	ELECTRIC	0.95	H	AGR	N	ATTACHED GARAGE	780		111.01	86,586		
FIXTURES	8	\$5,600		FUEL SOURCE	3	ELECTRIC	1.00	H	USF	L	UP-STRY FIN	585	2012	300.49	175,789		
UNITS	0	1.00							MST	O	MASONRY STACK	1		3,781.90	3,782		

CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$889,300

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

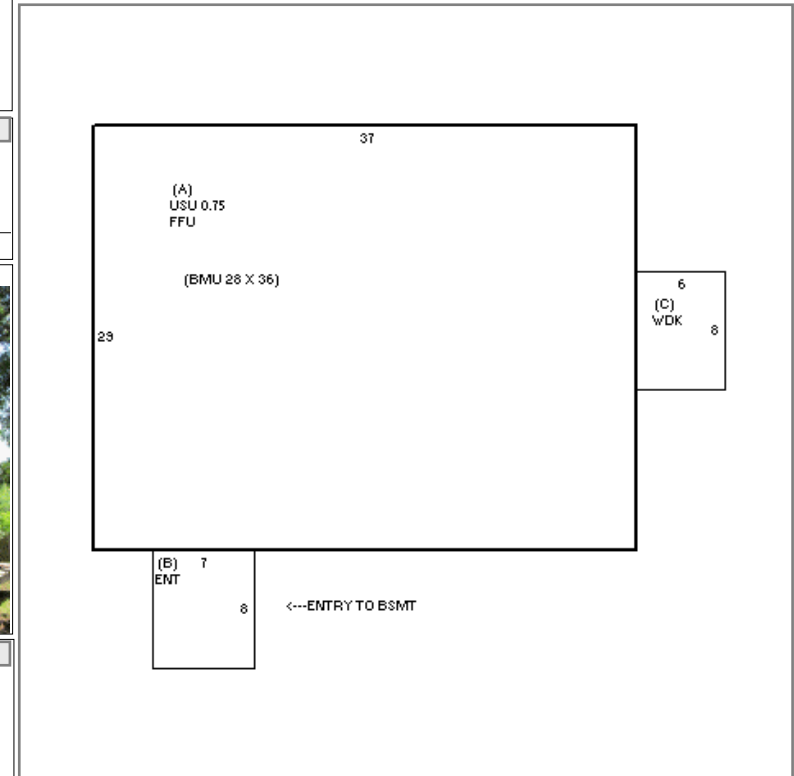
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	187,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2021	LG
MODEL	1		RESIDENTIAL	LIST	9/20/2013	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	11/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]	Main floor = workshop. Right side fenced off, unable to view or measure.		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Main floor = workshop. Right side fenced off, unable to view or measure.

G

YEAR BLT	2005	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	226,207		
NET AREA	1,073	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	FFU	L	BAS AREA UNFIN	1,073	2005	85.92	92,197	CONDITION ELEM	CD		
\$NLA(RCN)	\$211	OVERALL	0.900	EXT. COVER	2	CLAPBOARD	1.00	A	USU	N	UPPER STORY UNF	805		93.37	75,160				
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCL ENTRY	56		126.57	7,088				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	48		61.18	2,937				
				FLOOR COVER	6	OTHER	1.00		BMU	N	BSMT UNFINISHED	1,008		48.44	48,826				
				INT. FINISH	4	WALL BOARD	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$187,800