

Key: 939

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 890

LEGALS

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|------------|---------------------|------------|--------------|--|
| THOMAS C DEFRANCO RT 2021& FRANCINE M DEFRANCO RT 2021 PO BOX 160 NO TRURO, MA 02652 | | 36-40-0 | 12 POND VILLAGE AVE | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| THOMAS C DEFRANCO RT 2021 | | 07/06/2021 | F | 1 | 34273-199 | |
| DEFRANCO THOMAS & FRANCINE | | 08/19/2016 | P | 370,250 | 29874-335 | |
| BROWNE GEORGE F & THERESA | | 05/13/2009 | 99 | | 23697-281 | |


| 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 | % |
| FY2020 17-292 | 10/24/2017 | 35 1 | RES EXEMPT SINGLE FAM R | 600,000 | 08/19/2019 12/19/2018 | LG | 0 100 | 0 100 |

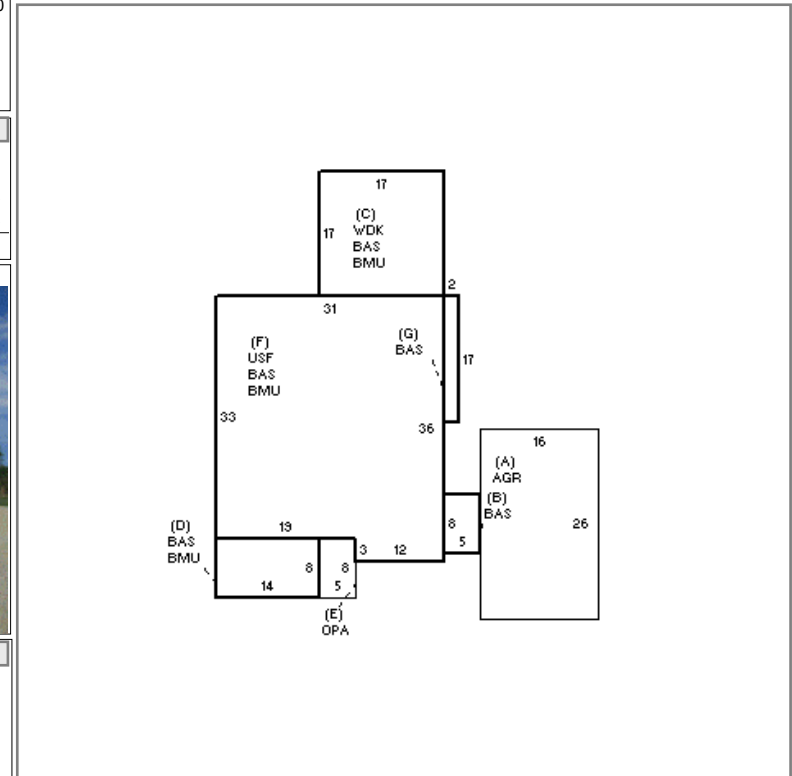
LAND

| 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 1 | 630,175 | 1.00 1 | 1.00 V7 | 1.75 | | | 488,390 |
| 300 | A | 0.144 11 | 1.00 1 | 1.00 1 | 1.00 1 | 48,125 | 1.00 1 | 1.00 V7 | 1.75 | | | 6,930 |

| TOTAL | 40,016 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|-----------|-----------|--------------|------------------|------------------|
| Nbhd | NORTH TRURO | NOTE | | | | LAND | 495,300 | 430,700 |
| Infl1 | NO ADJ | | BUILDING | 1,266,300 | 1,038,800 | | | |
| Infl2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,761,600 | 1,469,500 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 07/28/2020 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/23/2018 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/2/2019 | LG |
| STYLE | 16 | 1.30 | NEW STYLE [100%] | REVIEW | | |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

INDING

| YEAR BLT | 2018 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,319,073 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|------------|-------------|
| NET AREA | 2,593 | DETAIL ADJ | 1.010 | FOUNDATION | 3 | CONTIN WALL | 1.00 | A | AGR | N | ATTACHED GARAGE | 416 | | 146.18 | 60,811 | | |
| \$NLA(RCN) | \$509 | OVERALL | 1.330 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 74 | 2018 | 450.93 | 33,369 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,460 | | 97.38 | 142,179 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | C | BAS | L | BAS AREA | 289 | 2018 | 450.93 | 130,319 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | WDK | N | ATT WOOD DECK | 289 | | 81.90 | 23,670 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BAS AREA | 1,171 | 2018 | 450.93 | 528,040 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | E | OPA | N | OPEN PORCH | 40 | | 171.26 | 6,850 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | USF | L | UP-STRY FIN | 1,059 | 2018 | 351.05 | 371,766 | | |
| | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | | 13,670.20 | 13,670 | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | | | | 0.00 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2018 / 4 |
| | | | | | | | | | | | | | | | | COND | 04 04 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 4 % GD 96 |
| | | | | | | | | | | | | | | | | RCNLD | \$1,266,300 |