

Key: 941

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 892

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
23 POND ROAD REALTY TRUST TRS: SUNDERLAND DEBRA A 2324 WILLIAMS ST DIGHTON, MA 02715		36-42-0		23 POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	
23 POND ROAD REALTY TRUST		08/07/2013	A	19631-340	
23 POND ROAD REALTY TRUST		03/18/2005	99	19631-340	
SILVA JOAN		08/21/1989	99	1705-137+	

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	R05	1.30		362,800
300	A	0.145	11	1.00	1	1.00	1	1.00	R05	1.30		5,180

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	DGF CONVERTED TO UTB (IN PROCESS OF RENOV) PER 7/09 M+L.			LAND	368,000	320,000
Inf1	NO ADJ		BUILDING	227,100	197,800			
Inf2	NO ADJ		DETACHED	8,200	7,800			
			OTHER	0	0			
						TOTAL	603,300	525,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
UTB	A	1.00	A 0.75 21*21		441	19.60	6,500
SHF	A	1.00	A 0.75 10*14		140	16.01	1,700

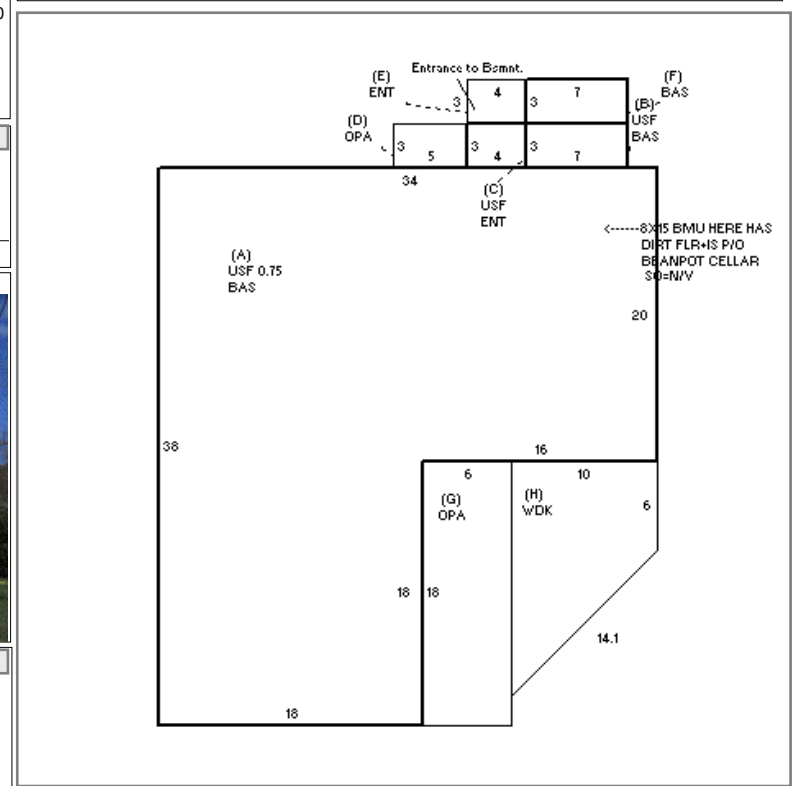


BLDG COMMENTS
8/19/2020 Owner confirmed interior data in person (C-19).

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2018	LG
MODEL	1		RESIDENTIAL	LIST	8/19/2020	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1906	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	613,690
NET AREA	1,832	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,046	1906	352.81	369,042		
\$NLA(RCN)	\$335	OVERALL	1.150	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	786	1906	274.89	216,066		
				ROOF SHAPE	1	GABLE	1.00	+	ENT	N	ENCL ENTRY	24		289.99	6,960		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	123		90.60	11,143		
				FLOOR COVER	2	SOFTWOOD	1.00	H	WDK	N	ATT WOOD DECK	110		69.81	7,679		
				INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				HEATING/COOLING	5	ELECTRIC	0.95										
				FUEL SOURCE	3	ELECTRIC	1.00										

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	%
		20	NO PERMIT		07/22/2009	JH	100	100



CONDITION ELEM	CD	
EFF.YR/AGE	1951 / 71	
COND	63	63 %
FUNC	0	
ECON	0	
DEPR	63	% GD 37
RCNLD	\$227,100	