

Key: 946

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 898

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
REYNOLDS MARK E & REILLY CLARE 23 SAINT JOHN ST BOSTON, MA 02130		36-47-0		33 POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
REYNOLDS MARK E & REILLY		09/06/2019	QS	975,000	32277-85
33 POND ROAD NOMINEE TRUS		02/09/2010	99		20867-156+
33 POND ROAD NOMINEE TRUS		03/30/2006	99		20867-156

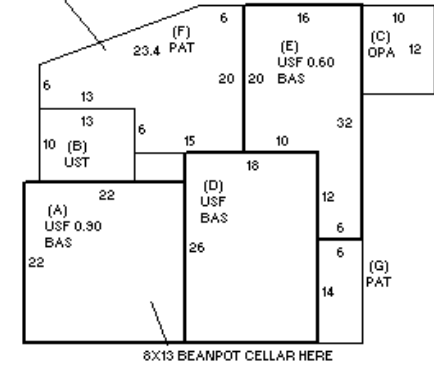
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18-90X	03/19/2018	90	BP NVC		08/03/2018	LG	100 100
11-216	10/18/2011	90	BP NVC	15,000	02/09/2012	FC	100 100
90-076	06/25/1990	9	DECK	1,500	04/30/1991		100 100

LAND

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	468,130	1.00 1	1.00 R05	1.30			362,800
300	A	0.181 11	1.00 1	1.00 1	1.00	35,750	1.00 1	1.00 R05	1.30			6,470

TOTAL	41,633 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE 9/6/19 Land SF chng per deed Bk 32277 Pg 85.	LAND	369,300	321,100			
Inf1	NO ADJ		BUILDING	746,200	618,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,115,500	939,300			

PATIO HAS CURVE THIS SIDE (S&D OFF)



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/12/2015
									

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/17/2016	FC
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,483	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,344	1800	428.26	575,584
\$NLA(RCN)	\$412	OVERALL	1.060	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	1,139	1800	330.10	375,989
				ROOF SHAPE	1	GABLE	1.00	B	UST	N	UTILITY STORAGE	130		154.34	20,065
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	120		111.06	13,327
				FLOOR COVER	2	SOFTWOOD	1.00	+	PAT	N	PATIO	478		19.93	9,528
				INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 10P	1		21,423.20	21,423	
				HEATING/COOLING	5	ELECTRIC	0.95	ODS	O	OUT DOOR SHOWER			0.00		
				FUEL SOURCE	3	ELECTRIC	1.00								

BLDG COMMENTS  
PER July 2009 M+L: HAS 2ND NON-WORKING FPL;  
YB=1800 PER OWNER.

BU I L D I N G

TOTAL RCN	1,022,216
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$746,200