

Key: 950

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 902

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | |
|---|--|------------|------------|-------------------------|
| CARDINAL BARBARA TUCKER & CARDINAL ROBERT PO BOX 52 NO TRURO, MA 02652-0052 | | 36-51-0 | 35 POND RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE BK-PG (Cert) |
| CARDINAL BARBARA TUCKER & GONSALVES ALAN & GONSALVES REAL ESTATE TRU | | 09/13/2011 | O | 567,500 25676-235 |
| | | 06/30/1997 | F | 10825-328 |
| | | 03/23/1995 | F | 9597-272 |

| 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 | T12 0.95 | 598,666 | 1.00 | 1 | 1.00 | V7 1.75 | 463,970 |
| 300 | A | 0.225 | 11 1.00 | 1 | 1.00 | 1 1.00 | 48,125 | 1.00 | 1 | 1.00 | V7 1.75 | 10,830 |

| TOTAL | 43,560 SF | ZONING | RES | FRNT | 111 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|---|----------|-----|----------|---------|----------|
| Nbhd | NORTH TRURO | N | DGF=N/V PER 9/25/15 BP INSPEC (=TEAR-DOWN). | LAND | | 474,800 | 412,800 | |
| Infl1 | NO ADJ | O | FY13 EQUAL LAND EXCHANGE WITH 36/53. NO VIEW FROM POND RD SIDE (ONLY FROM HILL ABOVE ON | BUILDING | | 387,000 | 331,800 | |
| Infl2 | TOPOGRAPHY | T | FROM POND RD SIDE (ONLY FROM HILL ABOVE ON | DETACHED | | 33,500 | 31,900 | |
| | | E | TWINE FIELD RD). | OTHER | | 0 | 0 | |
| | | | | TOTAL | | 895,300 | 776,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|------------|------|-------|-----------|--------|
| ST1 | G+ | 1.25 SV | 1.00 13*21 | 2016 | 273 | 119.25 | 32,600 |
| WDK | G | 1.18 G | 0.90 6*13 | 2016 | 78 | 12.98 | 900 |



| BLDG COMMENTS |
|--|
| HAS 2 MINI-SPLIT UNITS FOR HEAT+A/C PLUS ELEC BB HEAT IN BATH. |

| BUILDING | CD | ADJ | DESC | MEASURE | 12/6/2016 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/6/2016 | LG |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2015 | SIZE ADJ | 1.050 | ELEMENT | CD | DESCRIPTION | ADJ |
|------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA | 948 | DETAIL ADJ | 1.025 | FOUNDATION | 4 | BSMT WALL | 1.00 |
| \$NLA(RCN) | \$439 | OVERALL | 0.980 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 |
| | | | | HEATING/COOLING | 7 | FL./WALL FURN. | 0.98 |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMF | N | BSMT FINISH | 462 | | 147.02 | 67,921 |
| + | BAS | L | BAS AREA | 816 | 2015 | 312.57 | 255,053 |
| B | BAS | L | BAS AREA | 132 | 2015 | 312.57 | 41,259 |
| C | WDK | N | ATT WOOD DECK | 144 | | 61.84 | 8,905 |
| + | BMU | N | BSMT UNFINISHED | 486 | | 84.06 | 40,852 |
| | ODS | O | OUT DOOR SHOWER | | | 0.00 | |

| TOTAL RCN | 416,090 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2015 / 7 |
| COND | 07 07 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 7 % GD 93 |
| RCNLD | \$387,000 |

| 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 | % |
| 19-156 | 05/20/2019 | 9 | DECK | 4,870 | 01/07/2020 | LG | 100 | 100 |
| 16-030 | 03/08/2016 | 10 | ALL OTHERS | 32,000 | 05/02/2017 | LG | 100 | 100 |
| 14-240 | 11/13/2014 | 1 | SINGLE FAM R | 200,000 | 12/06/2016 | LG | 100 | 100 |
| 14-216 | 10/15/2014 | 5 | DEMO | 10,000 | 11/25/2014 | FC | 100 | 100 |
| 11-245 | 11/15/2011 | 5 | DEMO | | 02/09/2012 | FC | 100 | 100 |

