

Key: 952

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 904

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
NAGLE CHRISTOPHER & PATRICIA A PO BOX 280 NO TRURO, MA 02652				36-55-0				24 POND RD								
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)								
NAGLE CHRISTOPHER & PATRI				07/11/2016	V	455,000		(210093)								
FANELLI JOSEPH A				06/15/2016	J			(209832)								
FANELLI JOSEPH A & ROBERT				07/17/2006	99			(180621)								
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.200	11	1.00	50	0.50	1	1.00	315,088	2.56	1	1.00	PF2	1.75		161,480

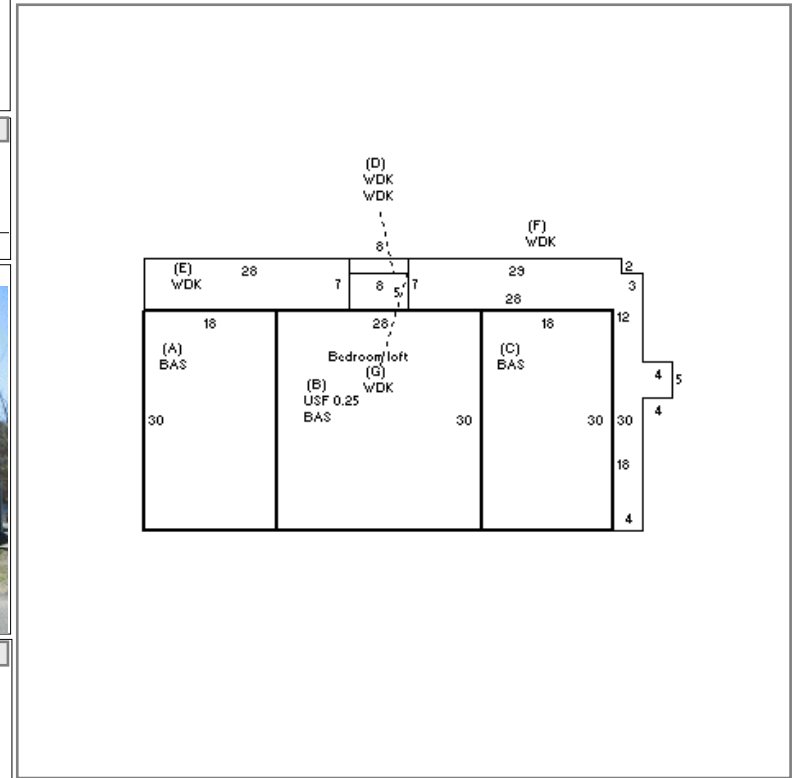
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17-158	05/26/2017	3	REPAIR/REMOD	8,500	11/17/2017	LG	100 100
16-143	04/25/2016	1	SINGLE FAM R		01/01/2017		100 100
	01/01/2003	50	SPLIT SUB				100 100

TOTAL	8,712 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE PONDFRONT. FY04 CHG PER LCP; PRIOR PLAN 339-96 SHOWED POND AS P/O LOT NOW PCL 225	LAND	161,500	140,400			
Inf1	50%		BUILDING	246,900	209,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	408,400	349,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Previously NORTH TRURO SCHOOL OF ART. As SFR, deed restricted to seasonal (6 month) occupancy (tight tank).



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/8/2019	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/10/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,130	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BAS AREA	1,080	1900	329.78	356,167
\$NLA(RCN)	\$341	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	B	BAS	L	BAS AREA	840	1900	329.78	277,018
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	210	1900	271.53	57,021
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N		ATT WOOD DECK	650		50.94	33,108
ROOMS	0	1.00	FLOOR COVER	2	SOFTWOOD	1.00									
BEDROOMS	2	1.00	INT. FINISH	99	N/A	1.00									
BATHROOMS	1	1.00	HEATING/COOLING	13	NO HEAT	0.93									
FIXTURES	4	\$2,800	FUEL SOURCE	8	NONE	1.00									
UNITS	1	1.00													

TOTAL RCN	726,114	
CONDITION ELEM	CD	
EFF.YR/AGE	1945 / 77	
COND	66 66 %	
FUNC	0	
ECON	0	
DEPR	66 % GD	34
RCNLD	\$246,900	