Key: 955

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 907

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLEMAN SHEILA A 19 SHEPARD ST #32 CAMBRIDGE, MA 02138	36-58-0	18 POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLEMAN SHEILA A	05/12/2003	J	160,000	10373-257+
COLEMAN SHEILA A &	09/04/1996	QS	110,000	10373-257
BALCH LILLIAN WHITE	03/17/1989	99	75,000	6661-319

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	%

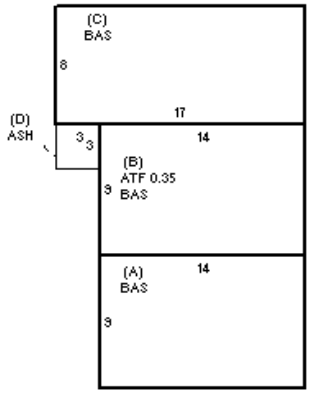
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.100	11 1.00	1 1.00	1 1.00	630,175	4.16	1 1.00	PF2 1.75			261,990
300	A	0.090	11 1.00	1 1.00	1 1.00	48,125	1.00	1 1.00	PF2 1.75			4,330

TOTAL	8,276 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	PONDFRONT.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	266,300	231,600
BUILDING	62,200	53,800
DETACHED	0	0
OTHER	0	0
TOTAL	**328,500**	**285,400**

ATF=SLEEPING LOFT PER 7/09 M+L



FDN=CRAWL

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/10/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/10/2015	FC
LIST	7/17/2009	JH
REVIEW	11/15/2010	MR

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	388	DETAIL ADJ	1.000
$NLA(RCN)	$276	OVERALL	0.840

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	388	1900	255.15	99,000
B	ATF	N	FINISHED ATTIC	44		131.96	5,806
D	ASH	N	ATT SHED	9		35.19	317
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	107,223
CONDITION ELEM	CD

EFF.YR/AGE	1970 / 52	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$62,200