

Key: 958

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 910

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
MARY ANN C LARKIN MA FAM TRUST		36-61-0	12 POND RD	
TRS: MARY ANN C LARKIN		TRANSFER HISTORY		
PO BOX 30		DOS	T	SALE PRICE
NO TRURO, MA 02652		11/23/2022	F	100
		08/04/1978	99	35502-79
				2760-049

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 %
22-388X	10/04/2022	90	BP NVC	4,809	01/24/2023	LG	100 100
06-244	10/20/2006	9	DECK	900	05/04/2007	JH	100 100
01-025	03/01/2001	2	ADDITION	25,000	02/09/2002	BT	100 100

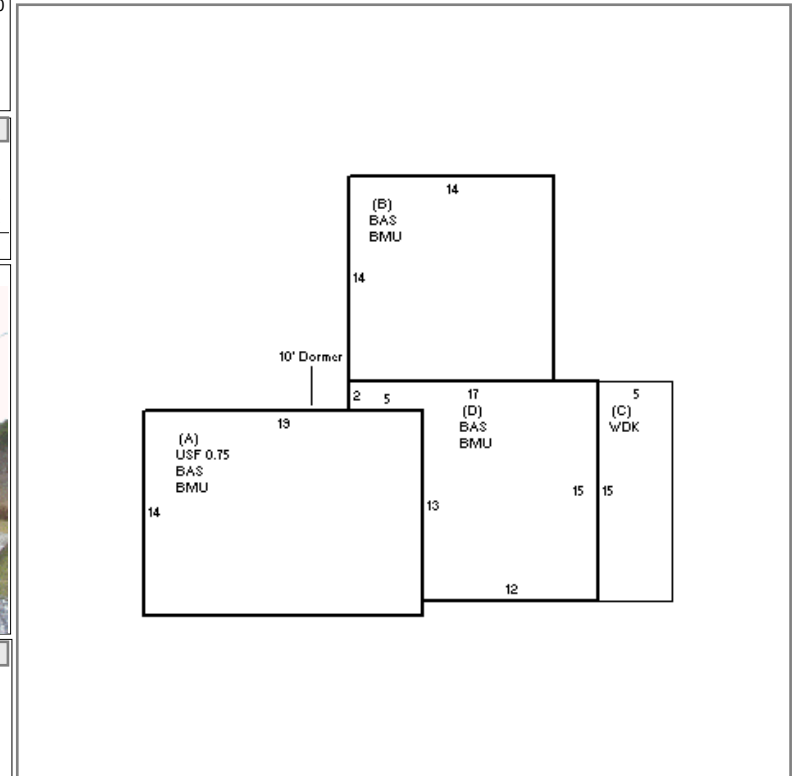
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.180	11	1.00	1	468,130	2.76	1	1.00	PV1	1.30	232,390
350	A	0.100	11	1.00	1	6,900	1.00	1	1.00	TWP	1.00	690

TOTAL	12,197 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	233,100	202,700
Inf1	NO ADJ		BUILDING	249,300	211,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	482,400	414,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/10/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/10/2015	EST
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%]			

BLDG COMMENTS

YEAR BLT	1891	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	366,585		
NET AREA	852	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	652		91.94	59,943	CONDITION ELEM	CD		
\$NLA(RCN)	\$430	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	652	1891	366.79	239,144				
				ROOF SHAPE	3	GAMBRELL	1.00	A	USF	L	UP-STRY FIN	200	1891	291.61	58,322				
				ROOF COVER	1	ASPALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	75		94.35	7,076				
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	5	ELECTRIC	0.95												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1980 / 42
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$249,300