

Key: 971

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 924

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MCKEAN NATHANIEL S & JACKETT BRAUNWYN K PO BOX 612 NO TRURO, MA 02652				36-81-0				61 SHORE RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MCKEAN NATHANIEL S & STACKPOLE SIOBHAN				09/21/2007	U	585,000	22353-208		
				STACKPOLE SIOBHAN & RIEDE				06/23/2000	J	10,000	13089-053+		
								01/22/1997	H	65,000	10578-070		
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.690	11	1.00	1	1.00	1	1.00	R04	1.15		309,630	

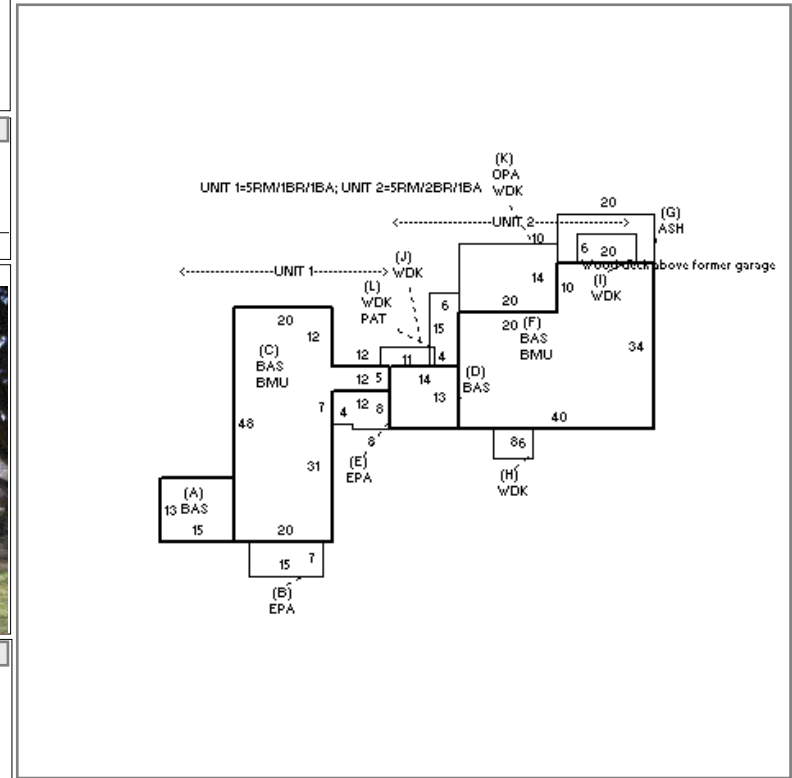
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-042X	02/02/2021	3	REPAIR/REMOD	8,500	09/15/2021	LG	100 100
17-272	09/28/2017	3	REPAIR/REMOD	25,000	02/12/2018	LG	100 100
16-038	03/11/2016	10	ALL OTHERS	1,000	01/17/2017	LG	100 100
09-178	10/09/2009	90	BP NVC	700	05/17/2010	JH	100 100
09-07S	03/31/2009	99	ALL OTHER		05/17/2010	JH	100 100

LAND

TOTAL	30,056 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY09=DELETE FBN ACTUALLY P/O UNIT 2 (SEE SKETCH) + ADD UNHEATED UTB= WKSH. FY10 =	LAND		309,600	269,200	
Infl1	NO ADJ	O	UTB IN BEING REHABBED + SHED GONE PER 5/09	BUILDING		355,600	307,400	
Infl2	NO ADJ	E	BP INSP. FY11=CHGD UTB TO CBN PER 5/10 BP INSP. FY12 CBN NOW BLDG#2.	DETACHED		0	0	
				OTHER		181,200	155,600	
				TOTAL		846,400	732,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	1/17/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY09 CHGS PER 5/08 M+L.

LOADING

YEAR BLT	1900	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	670,903
NET AREA	2,557	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,557	1900	201.41	514,996	CONDITION ELEM	CD
\$NLA(RCN)	\$262	OVERALL	0.969	EXT. COVER	1	WOOD SHINGLES	1.00	+	EPA	N	ENCL PORCH	197		94.80	18,676		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,180		41.91	91,374		
				ROOF COVER	1	ASPALT SHINGLE	1.00	G	ASH	N	ATT SHED	200		30.15	6,029		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	534		32.43	17,318		
				INT. FINISH	2	DRYWALL	1.00	K	OPA	N	OPEN PORCH	280		50.51	14,142		
				HEATING/COOLING	2	HOT WATER	1.02	L	PAT	N	PATIO	90		14.48	1,303		
				FUEL SOURCE	1	OIL	1.00	MST	O		MASONRY STACK	1		2,164.90	2,165		
								ODS	O		OUT DOOR SHOWER			0.00			
																EFF.YR/AGE	1966 / 56
																COND	47 47 %
																FUNC	0
																ECON	0
																DEPR	47 % GD 53
																RCNLD	\$355,600

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

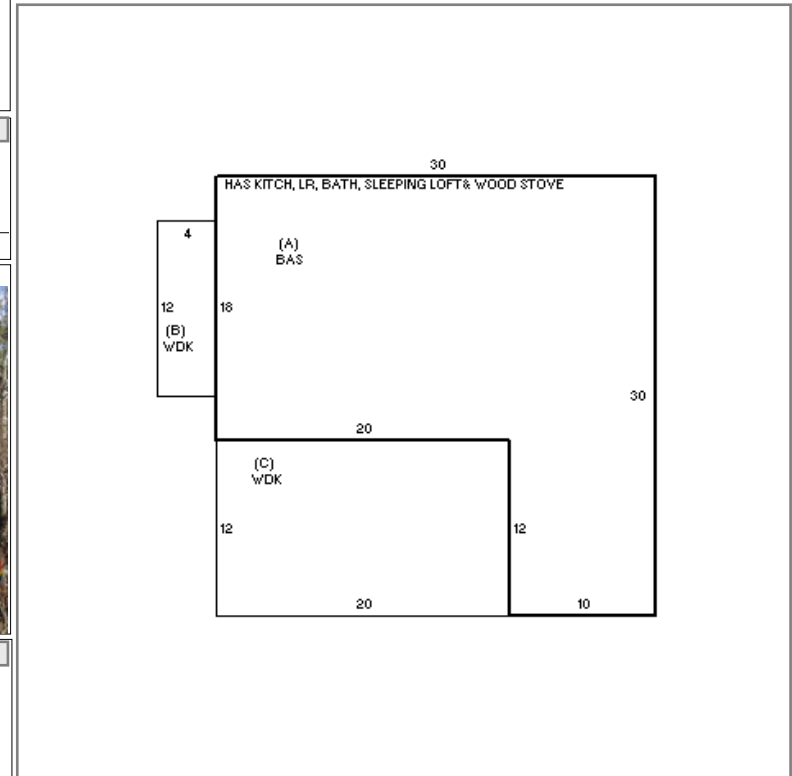
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	181,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	1/17/2017	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	8/18/2011	LVM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 FY12 ADDED BLDG#2/FORMER 18x30
 GARAGE/OLD/NO AYB ON 1980 PRC) ADDED FY09
 PER 5/08 INSP AS 18X30 UTB. FY11 UTB TO
 CABIN=BEING REMODELED (K/LR/BTH/ SLEEP

G

YEAR BLT	2011	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	203,638	
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	99	N/A	1.00	A	BAS	L	BAS AREA	660	2011	283.34	187,007			
\$NLA(RCN)	\$309	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	288		50.46	14,531			
				ROOF SHAPE	1	GABLE	1.00											
				ROOF COVER	1	ASPHALT SHINGLE	1.00											
				FLOOR COVER	6	OTHER	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOLING	7	FL./WALL FURN.	0.98											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1.35	1.00															
ROOMS		1	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		0	1.00															
																EFF.YR/AGE	2011 / 11	
																COND	11 11 %	
																FUNC	0	
																ECON	0	
																DEPR	11 % GD 89	
																RCNLD	\$181,200	