

Key: 977

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 931

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELLS JENNIFER GRACE MORROW & WELLS STEPHEN HOLDEN PO BOX 934 NORTH TRURO, MA 02652				36-88-0				5 OLD FIREHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WELLS JENNIFER GRACE MORR				11/29/2018	A	325,000		31694-91			
WELLS ROBERT & CORNELIA F				04/14/2005	99	19724-326		18136-18			
WELLS ROBERT S &				01/16/2004	99	18136-18					

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	%
FY2020		35	RES EXEMPT		10/04/2019			0
19-083X	03/26/2019	90	BP NVC	900	05/16/2019	LG	100	100
04-214	12/06/2004	80	SOLAR TAXABL	8,300	05/04/2007	JH	100	100
03-088	05/27/2003	90	BP NVC	1,100	05/04/2007	JH	100	100
98-018	02/01/1998	6	SHED	2,000	04/01/1999		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	11	1.00	1	1.00	1	1.00	R02	0.80		154,020

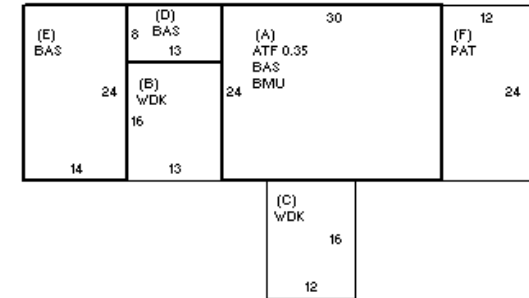
TOTAL	10,019 SF	ZONING	GTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E FY11=CHG'D ST1 TO BAS (ATT TO SFR) PER 7/09 MEAS+CHG'D ST ADD (NO LEGAL ACCESS FROM SHORE RD OVER 36-090).	LAND	154,000	133,900			
Infl1	NO ADJ		BUILDING	325,200	280,100			
Infl2	NO ADJ		DETACHED	6,800	6,500			
			OTHER	0	0			
TOTAL				486,000	420,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	A 0.75 18*28	1998	504	18.09	6,800



BLDG COMMENTS
FY11 CHGS PER 7/09 MEAS.

PER 7/09 MEAS: HAS NEW CHIM+ROOF+3 SKYLIGHTS
14X24 BAS HAS CONC BLK WALLS (PROBABLY CONVERTED GARAGE)



HAS 10 PHOTOVOLTAIC PANELS ON ROOF OF SEC A

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2016	FC
MODEL	1		RESIDENTIAL	LIST	7/29/2009	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [91%]			

YEAR BLT	1937	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,146
NET AREA	1,160	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	720		79.18	57,012	CONDITION ELEM	CD
\$NLA(RCN)	\$438	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATF	N	FINISHED ATTIC	252		162.57	40,967		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	1.00	+	WDK	N	ATT WOOD DECK	400		53.13	21,251		
STORIES(FAR)	1	1.00	1	1.00	ROOF COVER	1	1.00	D	BAS	L	BAS AREA	104	1937	315.91	32,855		
ROOMS	0	1.00	2	1.00	FLOOR COVER	2	1.00	+	BAS	L	BAS AREA	1,056	1937	315.91	333,597		
BEDROOMS	2	1.00	5	1.00	INT. FINISH	5	1.00	F	PAT	N	PATIO	288		16.38	4,717		
BATHROOMS	1	1.00	1	1.00	HEATING/COOLING	1	1.00	F21	O	FPL 2S 1OP	1		15,647.80	15,648			
FIXTURES	3	\$2,100	1	1.00	FUEL SOURCE	1	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1975 / 47
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$325,200