

Key: 980

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 933

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
THOMAS PRADA LIVING TRUST				36-91-0				6 HIGHLAND RD				
TRS: ERNEST THOMAS PRADA				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 236				THOMAS PRADA LIVING TRUST				12/19/2022	F	1	35549-11	
NO TRURO, MA 02652				PRADA ERNEST THOMAS				07/12/1988	99		6345-282	

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	23,958	R6A	1.00	1	1.00	1	1.00	C01	0.90		233,590

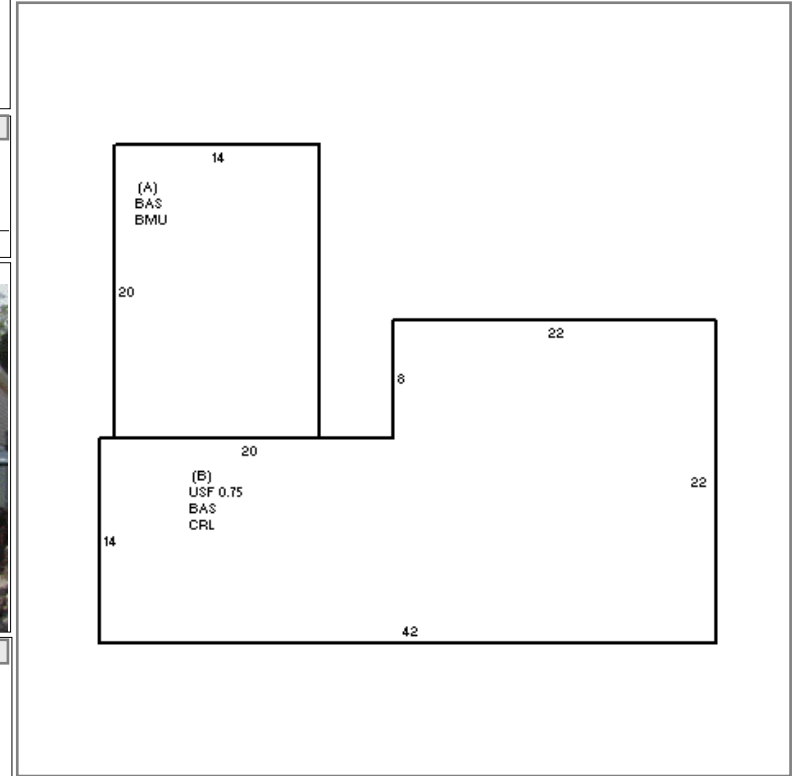
TOTAL	23,958 SF	ZONING	GTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	RT 6A/NTC	NOTE				LAND	233,600	226,800
Infl1	NO ADJ		BUILDING	228,300	199,100			
Infl2	NO ADJ		DETACHED	3,700	3,600			
			OTHER	57,400	58,300			
					TOTAL	523,000	487,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	11X15	1940	165	15.54	1,900
APV	A	1.00	F 0.60		1970	3,000	0.70	1,300
SN2	A	1.00	G 0.90	PLASTIC-3X4		12	46.40	500



BLDG COMMENTS
Bldg 1: 5-bedroom per Health Agt walkthrough Oct 2021.

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	60	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-182X	04/25/2022	11	COMMERCIAL	8,000	06/05/2023	TCK	100	100
22-164X	04/05/2022	11	COMMERCIAL	7,000	06/05/2023	TCK	100	100
22-154X	03/30/2022	11	COMMERCIAL	11,200	06/05/2023	TCK	100	100
17-236X	08/31/2017	90	BP NVC	3,000	07/25/2018	JN	100	100
08-057	03/24/2008	90	BP NVC	800	06/04/2009	RJM	100	100



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/25/2011	DF
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/15/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	634,110		
NET AREA	1,617	DETAIL ADJ	1.010	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	280		101.65	28,463	CONDITION ELEM	CD		
\$NLA(RCN)	\$392	OVERALL	1.220	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,044	1900	377.99	394,625				
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	CRAWL SPACE	764		47.57	36,344				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	573	1900	297.52	170,478				
				FLOOR COVER	1	HARDWOOD	1.00												
				INT. FINISH	1	PLASTER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1950 / 72
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$228,300

Key: 980

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 934

LEGAL

CURRENT OWNER			PARCEL ID			LOCATION			
THOMAS PRADA LIVING TRUST			36-91-0			6 HIGHLAND RD			
TRS: ERNEST THOMAS PRADA			TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 236									
NO TRURO, MA 02652									

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD
0310	60	MULTI-USE COM					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

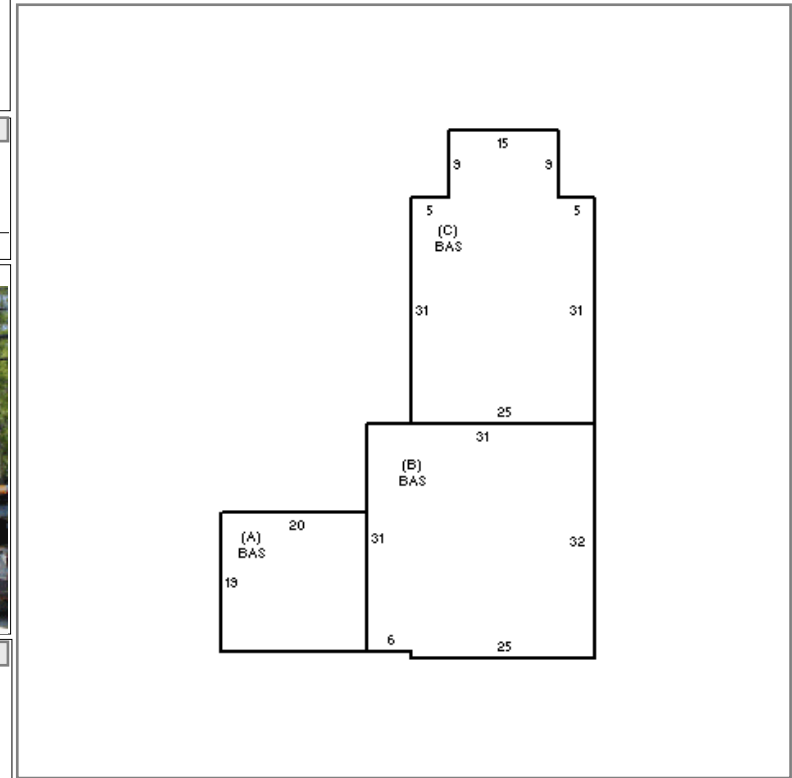
DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	57,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Robert J Martin II Construction (formerly Grozier Garage)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2011	DF
MODEL	5		CIM	LIST	10/25/2011	DF
STYLE	52	1.92	SERVICE GARAGE [83%]	REVIEW	7/12/2023	MR
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1950	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,276	DETAIL ADJ	1.577	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	380	1950	140.08	53,232
\$NLA(RCN)	\$140	OVERALL	1.000	EXTERIOR WALL	15	CONC/ CC BLOCK	0.98	B	BAS	L	BASE AREA	986	1950	140.08	138,122
				ROOF STRUCTURE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	910	1950	140.08	127,476
				ROOF COVER	7	ROLL	0.98								
				FLOORING	9	CONCRETE	0.95								
				INT FINISH	6	MINIMUM	0.95								
				H.V.A.C.	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	318,830	
CONDITION ELEM	CD	
EFF.YR/AGE	1960 / 62	
COND	82	82 %
FUNC	0	
ECON	0	
DEPR	82	% GD 18
RCNLD	\$57,400	