Key: 983

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 936

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARISSAL KATHI E &	36-94-0	78 SHORE RD
CANDAGE PAULA		
PO BOX 755		
NORTH TRURO, MA 02652-755		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARISSAL KATHI E &	12/21/2016	F	1	30182-65
MARISSAL KATHI E	09/30/2005	QS	480,000	20315-80
FIANDACA FRED A &	05/16/1995	A	16,500	9676-296

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

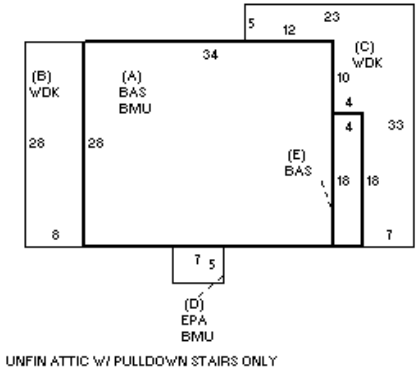
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-248X	08/20/2019	90	BP NVC	5,000	10/29/2019	LG	100	100
18-254	08/09/2018	9	DECK	15,000	12/27/2018	LG	100	100
18-248X	08/07/2018	4	REHAB	34,000	12/27/2018	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
07-148	07/10/2007	90	BP NVC	1,300	05/12/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	414,115	1.00	1	1.00	R04	1.15			320,940
300	A	0.400	11	1.00	1	1.00	1	1.00	31,625	1.00	1	1.00	R04	1.15			12,650

TOTAL	1.175 Acres	ZONING	L6A	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	333,600	290,000
BUILDING	316,500	268,400
DETACHED	0	0
OTHER	0	0
TOTAL	**650,100**	**558,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/27/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/28/2018	LG
LIST	8/28/2018	LG
REVIEW	11/10/2010	MR

YEAR BLT	1930	SIZE ADJ	1.040
NET AREA	1,024	DETAIL ADJ	1.000
$NLA(RCN)	$441	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	987		76.48	75,490
+	WDK	N	ATT WOOD DECK	575		47.82	27,494
D	EPA	N	ENCL PORCH	35		213.34	7,467
+	BAS	L	BAS AREA	1,024	1930	322.22	329,958
	GFP	O	GAS FIREPLACE	1		9,576.90	9,577

TOTAL RCN	452,085
CONDITION ELEM	CD

EFF.YR/AGE	1988 / 34	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$316,500