

Key: 2486

Town of TRURO - Fiscal Year 2024

9/27/2023

7:11 pm

SEQ #: 2,547

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID		LOCATION	
TOWN OF TRURO PO BOX 2600 TRURO, MA 02468-2600										48-289-0		24 TOWN HALL RD	
										TRANSFER HISTORY		DOB	T
										TOWN OF TRURO		1/01/1988	99

TOTAL		5.140 Acres	ZONING	RES	FIRST	0	ASSESSED	CURRENT	PREVIOUS	
Abhd	TRURO CENTER						4	LAND	518,800	389,000
InH1	NO ADJ							BUILDING	1,528,000	1,509,600
InH2	NO ADJ							DETACHED	73,500	71,700
								OTHER	591,600	585,500
								TOTAL	2,612,000	2,546,800

TY	QUAL	COND	DMNOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO 08/15/2019 
TNG	A	1.00	G 0.80	CON TANK	15,000	0.90	12,200	
APV	A	1.00	A 0.75		20,000	0.70	10,500	
TNG	A	1.00	G 0.80	CON TANK	15,000	0.90	12,200	
LH1	A	1.00	G 0.80		4	1,884.00	4,800	
LH2	A	1.00	G 0.80		2	3,025.40	5,400	
SHQ	G	1.15	A 0.75	3X3	24	54.75	1,000	
SHC	A	1.00	A 0.75	10X12	120	20.42	1,800	
SHF	A	1.00	A 0.75	5X8	48	17.57	400	
GEN	A	1.00	A 0.75		1	30,729.70	23,000	

6

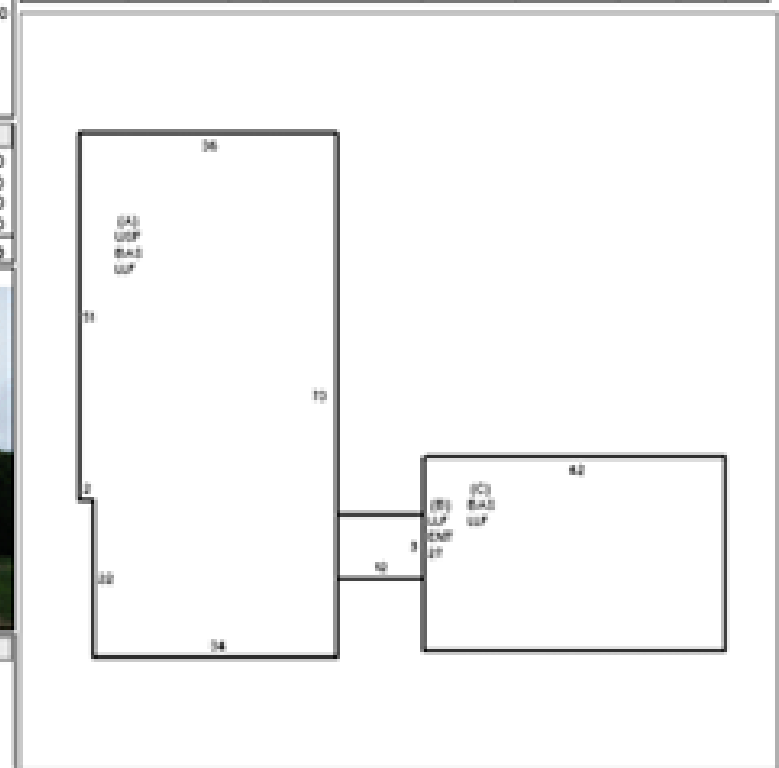
2015

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2016	RJM
MODEL	5		CM			
STYLE	90	2.30	GOV BLDG (100%)	LIST	3/14/2016	RJM
QUALITY	+	1.10	GOOD-DAVE+ (100%)			
FRAME	1	1.00	WOOD FRAME (100%)	REVIEW	3/17/2016	RJM

BLDG COMMENTS
TOWN HALL, FY 18: added LLF for hallway under BAS entryway.

YEAR BLT	2004	SIZE ADJ	0.788	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,093,141
NET AREA	10,128	DETAIL ADJ	2.364	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOW-LEV FIN	3,718	2004	179.07	665,764	CONDITION ELEM CD	
INLA/RCN	3227	OVERALL	1.000	EXTERIOR WALL	2	CLAP BOARD	1.00	+	BAS	L	BASE AREA	3,718	2004	209.59	779,264		
				ROOF STRUCTURE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,584	2004	209.59	541,586		
				ROOF COVER	1	ASPH/COMP SHN	1.00	B	ENT	N	ENCL ENTRY	108		106.54	11,506		
				FLOORING	1	HARDWOOD	1.00	B	LLF	L	LOW-LEV FIN	108	2004	179.06	19,339		
				INT FINISH	2	DRYWALL	1.00		ELP	O	PASSGR. ELEV.	1		75,682.00	75,682		
				H.V.A.C.	9	WMVCL AIR PRGE	1.04									EFF. YRAGE 2004 / 18	
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00									COND 27 27 % FUNC 0 ECON 0 DEPR 27 % GO 73	
																RCNLD \$1,528,000	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
9210	100	IMP SELECTIVITY CNCL				1	1 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	PASP	BY	1st %
17-073X	03/14/2017	3	REPAIR/REMO	18,000	04/18/2017	LG	100 100
11-049	03/23/2011	2	ADDITION	8,000	07/23/2012	DF	100 100
10-258	11/25/2010	2	ADDITION	5,000	05/18/2011	MR	100 100
10-155	08/04/2010	80	BP MVC	2,000	05/18/2011	MR	100 100
09-194	10/29/2009	10	ALL OTHERS	160,000	06/04/2010	JH	100 100



Property Record Card Layout

1. Legal Data

PARCEL ID	LOCATION	NAME-1	NAME-2	CLASS	%	DESCRIPTION	BN	CARD
A	B	C	D	E	F	G	H	I

- (A) PARCEL ID - Map, Block, Parcel, Extension, and Property Type
 (B) LOCATION - Parcel's street location.
 (C) NAME-1 - Assessed owner of record.
 (D) NAME-2 - Additional owners of record (or C/O 's).
 (E) CLASS - State class (use) code
 (F) % - Primary percent for parcels with a mixed use state class
 (G) DESCRIPTION - State use code description
 (H) BN - Building #
 (I) CARD - Sequence # of the card in relation to the total # of cards for this parcel

2. Sales Data

GRANTOR	GRANTEE	DOS	T	SALE PRICE	BOOK	PAGE	RATIO
A	B	C	D	E	F	G	H

- (A) GRANTOR - Sellers name
 (B) GRANTEE - Buyers name
 (C) DOS - Date of sale
 (D) T - Sale type code
 (E) SALE PRICE - Sale price
 (F) BOOK - Book reference
 (G) PAGE - Page reference
 (H) RATIO - Assessment to sale ratio

3. Permits Data

PERM NO	PERM DT	TY	DESC	AMOUNT	INSP	BY	%	1st
A	B	C	D	E	F	G	H	I

- (A) PERM NO - Permit number
 (B) PERM DT - Permit issue date
 (C) TY - Permit type code
 (D) DESC - Permit type description
 (E) AMOUNT - Permit amount
 (F) INSP - Appraiser inspection date
 (G) BY - Appraiser initials
 (H) % - Percent complete as of the inspection date
 (I) 1st - Percent complete as of the 1st of the year

4. Value Totals

ASSESSED	CURRENT	PERVIOUS
LAND	A	
BUILDING	B	
DETACHED	C	
OTHER	D	
TOTAL	E	

- | | |
|--------------|---------------------------------------|
| (A) LAND | - Total land value |
| (B) BUILDING | - Total building value |
| (C) DETACHED | - Total detached improvement(s) value |
| (D) OTHER | - Total other building(s) value |
| (E) TOTAL | - Total value
(A + B + C + D) |

5. Land Data

CD	T	ACRES/SF	Ngh		Street		Use		ADJ BASE	SAF	TOPO		LOC		ADJ VALUE
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
TOTAL		Q	ZONING			R	FRN	S							
NGH STREET USE		T U V			N O T E S										

6 Rows

6 Rows



- | | |
|--------------------|---|
| (A) CD | - Land type code |
| (B) T | - Land unit of measure (S = Square Feet, A = Acres) |
| (C) ACRES / SF | - Land Area |
| (D) NGH | - Neighborhood adjustment code |
| (E) | - Neighborhood adjustment factor |
| (F) SUB-NGH/STREET | - Sub-Neighborhood or Street adjustment code |
| (G) | - Sub-Neighborhood or Street adjustment factor |
| (H) USE | - Use adjustment code |
| (I) | - Use adjustment factor |
| (J) ADJ BASE | - Adjusted acreage price |
| (K) SAF | - Size adjustment factor |
| (L) TOPO | - Topography adjustment code |
| (M) | - Topography adjustment factor |
| (N) LOC | - Location adjustment code |
| (O) | - Location adjustment factor |
| (P) ADJ VALUE | - Land Type Adjusted value
(J * K * M * O * C) |
| (Q) TOTAL | - Total land units |
| (R) ZONING | - Zoning code |
| (S) FRN | - Frontage |
| (T) Ngh | - Neighborhood description |
| (U) Sub-Ngh/Street | - Sub-Ngh/Street description |
| (V) Use | - Use description |

6. Detached Improvements Data

TY	QUAL		COND		DIM/NOTE	UNITS	ADJ PRICE	RCNLD
A	B	C	D	E	F	G	H	I

15 Rows

- (A) TY - Detached area type code
 (B) QUAL - Quality Code
 (C) - Quality factor
 (D) COND - Condition code
 (E) - Condition factor
 (F) DIM/NOTE - Dimension or note
 (G) UNITS - Units, square feet, or linear feet
 (H) ADJ PRICE - Adjusted price per unit
 (I) RCNLD - Replacement cost new less depreciation for area type
 (E * G * H)

7. Building Data - General Data

MODEL	A		B	
QUALITY	C	C	C	C
STYLE	D	D	D	D
FRAME	E	E	E	E
YR BLT	F		MES	I
EFFYR	G		LST	J
EFFAGE	H		REV	K
APCU	APCU ADJ	NLA	\$NLA	
L	M	N	O	

- (A) MODEL - Building cost model
 (B) - Building cost model description
 (C) QUALITY - Primary quality code, Percent, description, & factor
 (D) STYLE - Primary style code, Percent, description, & factor
 (E) FRAME - Primary frame code, Percent, description, & factor
 (F) YR BLT - Year built
 (G) EFFYR - Effective year
 (H) EFFAGE - Effective age
 (I) MES - Measure date and appraisers initials
 (J) LST - Interior inspection date and appraisers initials
 (K) REV - Last data entry date and the data entry person's initials
 (L) APCU - Perimeter code
 (M) APCU ADJ - Perimeter adjustment factor
 (N) NLA - Total net living area.
 (O) \$NLA - Price per square foot of net living area

8. Building Data - Descriptive and Capacity Data

ELEMENT	CD	DESCRIPTION	ADJ
P	Q	R	S

15 Rows

- (P) ELEMENT - Element category
 (Q) CD - Description code

(R) DESCRIPTION - Description code description
 (S) ADJ - Description code adjustment factor

CAPACITY	UNITS	ADJ	CAPACITY	UNITS	ADJ
T	U	V			

5 BY 5 Rov

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(T) CAPACITY - Capacity description
 (U) UNITS - Capacity units
 (V) ADJ - Capacity adjustment factor

9. Building Data - BATS and Depreciation

REPL. COST NEW (RCN)			W
COND	X		Y
FUNC	Z	AA	
ECON	AB	AC	
DEPR	AD	REM GOOD	AE
RCN LESS DEPRECIATION			AF

BAT	T	DESCRIPTION	UNITS	ADJ PRICE	RCN
AG	AH	AI	AJ	AK	AL

15 Rows

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(W) REPL. COST NEW (RCN) - Replacement cost new
 (Sum of AL)
 (X) COND - Condition factor
 (Y) - Condition description
 (Z) FUNC - Functional depreciation percentage
 (AA) - Functional depreciation note
 (AB) ECON - Economic depreciation percentage
 (AC) - Economic depreciation note
 (AD) - Total depreciation percentage
 (X + Y + AB)
 (AE) REM GOOD - Depreciation factor (remaining good)
 (1 - AD)
 (AF) RCN LESS DEPRECIATION- Replacement cost new less depreciation
 (W * AE)
 (AG) BAT - Building Area Type code
 (AH) T - Living area type (L = living, N = Nonliving, and O = other)
 (AI) DESCRIPTION - Building area type description
 (AJ) UNITS - Units or square feet
 (AK) ADJ PRICE - Adjusted price per unit (square foot)
 (AL) RCN - Building area type replacement cost new (AJ * AK)