

Key: 1069

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.027

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MERLINI HEIDI L & TOWNSEND CHRISTOPHER L PO BOX 645 NORTH TRURO, MA 02652		36-183-0		41 HIGHLAND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MERLINI HEIDI L & WRIGHT EDWINA C REV LIV T TARVERS EDWINA C		07/25/2018	N	506,000	31425-17
		01/08/2003	99	16204-152	
		07/31/1963	99	1211-373	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-020X	01/19/2022	90	BP NVC	1,296	02/03/2022	LG	100 100
20-282	10/05/2020	2	ADDITION		12/07/2021	LG	100 100
19-408X	12/13/2019	6	SHED	4,800	02/20/2020	LG	100 100
FY2020		35	RES EXEMPT		12/06/2019		0 0
19-066	03/05/2019	8	BARN	100,000	10/19/2020	LG	100 100

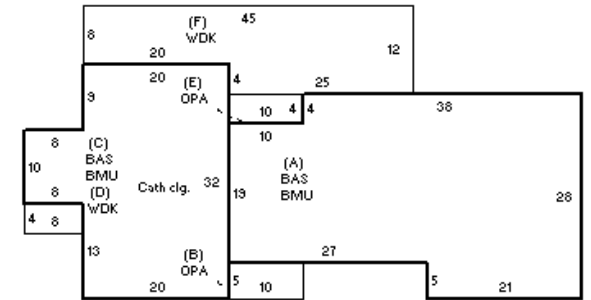
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	16	1.00	1	1.00	1	1.00	576,160	1.00	1	1.00	SR2	1.60		446,520
300	A	4.525	16	1.00	1	1.00	1	1.00	44,000	1.00	1	1.00	SR2	1.60		199,100

TOTAL	5.300 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	645,600	561,300
Inf1	NO ADJ		BUILDING	609,100	522,900			
Inf2	NO ADJ		DETACHED	3,500	3,300			
			OTHER	402,200	330,200			
						TOTAL	1,660,400	1,417,700

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 E	1.00 12*16	2019	192	18.34	3,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/7/2021	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1951	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	733.851
NET AREA	1,889	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,889		62.76	118,562		
\$NLA(RCN)	\$388	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,169	1951	300.66	351,469		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	90		92.41	8,317		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	720	2020	300.66	216,474		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	492		49.53	24,369		
				INT. FINISH	2	DRYWALL	1.00	F11	O		FPL 1S 1OP	1		11,160.20	11,160		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O		OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	1	OIL	1.00										
																EFF. YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$609,100

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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	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

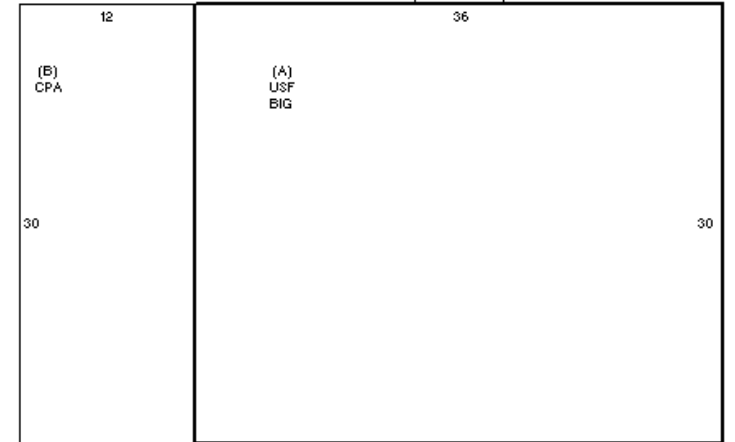
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	402,200	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

6
6 (C)
WDK

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/26/2019	LG
MODEL	1		RESIDENTIAL	LIST	12/10/2019	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	3	1.00	STEEL [100%]			

BLDG COMMENTS
Bldg 2: Interior data estimated pending Assessor access.

LAND

YEAR BLT	2019	SIZE ADJ	1.040
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$384	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	10	METAL RSD RIDGE	1.00
FLOOR COVER	7	LAMINATE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	1,080		84.77	91,554
A	USF	L	UP-STRY FIN	1,080	2019	271.73	293,474
B	CPA	N	CARPORT	360		60.31	21,712
C	WDK	N	ATT WOOD DECK	36		102.13	3,677

TOTAL RCN	414,616
CONDITION ELEM	CD
EFF.YR/AGE	2019 / 3
COND	03 03%
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$402,200