

Key: 1099

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.063

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
AMANDA LANE REALTY TRUST TRS: STACEY A PARKS 26 BEAVER POND LINCOLN, MA 01773				36-215-0				7 AMANDA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AMANDA LANE REALTY TRUST				09/26/2017	F	100	30788-106				
PARKS ADDISON				11/19/2002	99		15936-140				
PARKS ADDISON & STACEY				03/08/2002	QS	999,000	14902-285				

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	%
20-136	06/01/2020	4	REHAB	10,000	09/15/2020	LG	100	100
95-087	06/30/1995	1	SINGLE FAM R	240,000	05/27/1997		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	11	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	2.355	11	1.00	1	1.00	1	1.00	R03	1.00		64,760

TOTAL	3.130 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY10 NBHD 3 TO 4.				LAND	343,800	298,900
Inf1	NO ADJ		LAND	1,313,100	1,087,000			
Inf2	NO ADJ		OTHER	0	0			
						TOTAL	1,656,900	1,385,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/24/2009	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/2/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1996	SIZE ADJ	0.975
NET AREA	3,380	DETAIL ADJ	1.000
\$NLA(RCN)	\$525	OVERALL	1.120

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH	1,308		171.21	223,944
+	BAS	L	BAS AREA	1,308	1996	443.41	579,977
A	ATF	N	FINISHED ATTIC	520		229.28	119,226
B	SOL	L	SOLARIUM	362	1996	261.52	94,672
+	OPA	N	OPEN PORCH	92		132.23	12,165
+	USF	L	UP-STRY FIN	1,710	1996	323.98	554,001
+	WDK	N	ATT WOOD DECK	638		66.45	42,395
L	AGR	N	ATTACHED GARAGE	720		130.20	93,747
	F22	O	FPL 2S 2OP	1		31,052.50	31,053
	HTB	O	HOT TUB	1		17,744.90	17,745
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,774,525
CONDITION ELEM	CD
EFF. YR/AGE	1996 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$1,313,100

