

Key: 1227

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.214

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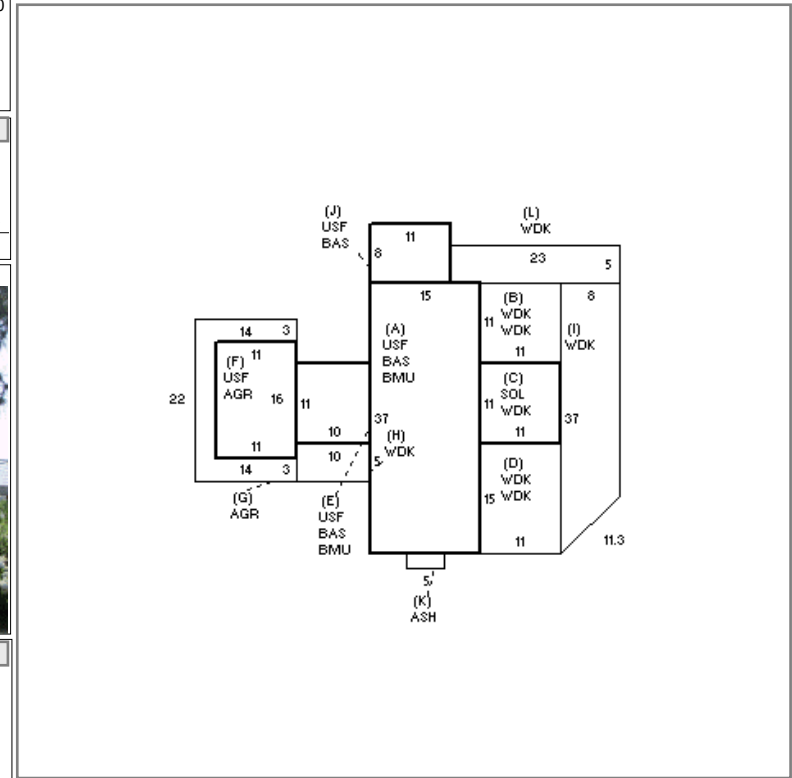
CURRENT OWNER										PARCEL ID				LOCATION			
NOVACK SARA ELIZABETH 53 GRAY CLIFF RD NEWTON CENTER, MA 02459										39-99-0				2 AVOCET RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
NOVACK SARA ELIZABETH										10/27/2016	QS	1,125,000	(180082+)				
ALBAUGH LAWRENCE E										05/19/2006	QS	862,500	(180082+)				
JUSTICE SEEKERS LLC										09/05/2003	QS	700,000	(170444)				

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	%
CYC 20-313	05/16/2023	30	CHECK DATA		07/28/2022	LG	100	100
08-014	10/21/2020	70	POOL	110,480	08/20/2021	LG	100	100
98-074	01/29/2008	2	ADDITION	150,000	04/30/2009	JH	100	100
	04/01/1998	1	SINGLE FAM R	129,500	01/01/2000		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	11A	1.00	1	1.00	1	1.00	828,230	1.00	1	1.00	V8	2.30		641,880
300	A	0.015	11A	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V8	2.30		950

TOTAL	34,412 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	642,800	558,900
Inf1	NO ADJ		BUILDING	821,600	667,800			
Inf2	NO ADJ		DETACHED	28,400	27,100			
			OTHER	0	0			
						TOTAL	1,492,800	1,253,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPC	G	1.18	G 0.90 16'40	2021	640	44.43	25,600
PTD	G	1.18	G 0.90 IRREG	2021	1,150	2.71	2,800



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Two minisplits. BMU has tile floor but is not finished.

DETACHED

BUILDING

YEAR BLT	1998	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	955,313	
NET AREA	1,803	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	665		117.31	78,012			
\$NLA(RCN)	\$530	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	665	1998	468.01	311,229			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	841	1998	360.93	303,541			
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,122		69.45	77,922			
				FLOOR COVER	1	HARDWOOD	1.00	C	SOL	L	SOLARIUM	121	1998	273.32	33,072			
				INT. FINISH	2	DRYWALL	1.00	+	AGR	N	ATTACHED GARAGE	308		155.07	47,762			
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	J	BAS	L	BAS AREA	88	2008	468.02	41,186			
				FUEL SOURCE	2	GAS	1.00	J	USF	L	UP-STRY FIN	88	2008	360.92	31,761			
									K	ASH	N	ATT SHED	10		64.56	646		
										F21	O	FPL 2S 1OP	1		23,182.20	23,182		
										ODS	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$821,600