

Key: 1254

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.242

LEG  
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CURRENT OWNER		PARCEL ID		LOCATION	
2 CARDINAL LANE REALTY TRUST TRS: KAYLA NAULT 524 NEW WEST TOWNSEND RD LUNENBURG, MA 01462		39-129-0		2 CARDINAL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
2 CARDINAL LANE REALTY TR		05/24/2019	F	1 (219501)	
COLAMETA PHILIP & NAULT K		04/26/2019	L	647,850 (219241)	
INDYMAC INDX MTG LOAN TRU		08/23/2018	L	800,000 (217096)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
NP		20	NO PERMIT		02/24/2021	JN	100
99-196	11/01/1999	3	REPAIR/REMOD	20,000	05/01/2000		100
99-036	03/01/1999	4	REHAB	280,000	05/01/2000		100

LAN  
D

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	288,080	1.00	1	1.00	R02	0.80	223,260
300	A	0.605	11	1.00	1	22,000	1.00	1	1.00	R02	0.80	13,310

CONVERTED FROM 2-FAMILY TO SFR PER PLANS FOR BP#39-036

FDN=CAPE COD CIRCULAR CELLAR

DET  
ACH  
ED

TOTAL	1.380 Acres	ZONING	RES	FRNT	232	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	236,600	205,700			
Inf1	NO ADJ		BUILDING	600,800	516,300			
Inf2	NO ADJ		DETACHED	20,500	19,500			
			OTHER	326,300	279,800			
			<b>TOTAL</b>	<b>1,184,200</b>	<b>1,021,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 12*22		264	95.40	18,900
PTD	A	1.00	A 0.75 8*22		176	2.30	300
SHF	A	1.00	A 0.75 12*9		108	16.01	1,300



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BUILDING	CD	ADJ	DESC	MEASURE	11/5/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/5/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1766	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	780,248
NET AREA	2,310	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,522	1766	334.83	509,614	CONDITION ELEM	CD
\$NLA(RCN)	\$338	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	788	1766	266.10	209,687		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	PAT	N	PATIO	438		15.74	6,895		
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	+	ASH	N	ATT SHED	24		47.13	1,131		
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1		12,180.10	12,180		
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00		F23	O	FPL 2S 3OP	1		36,541.40	36,541		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1999 / 23
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$600,800

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRS: KAYLA NAULT				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
524 NEW WEST TOWNSEND RD											
LUNENBURG, MA 01462											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

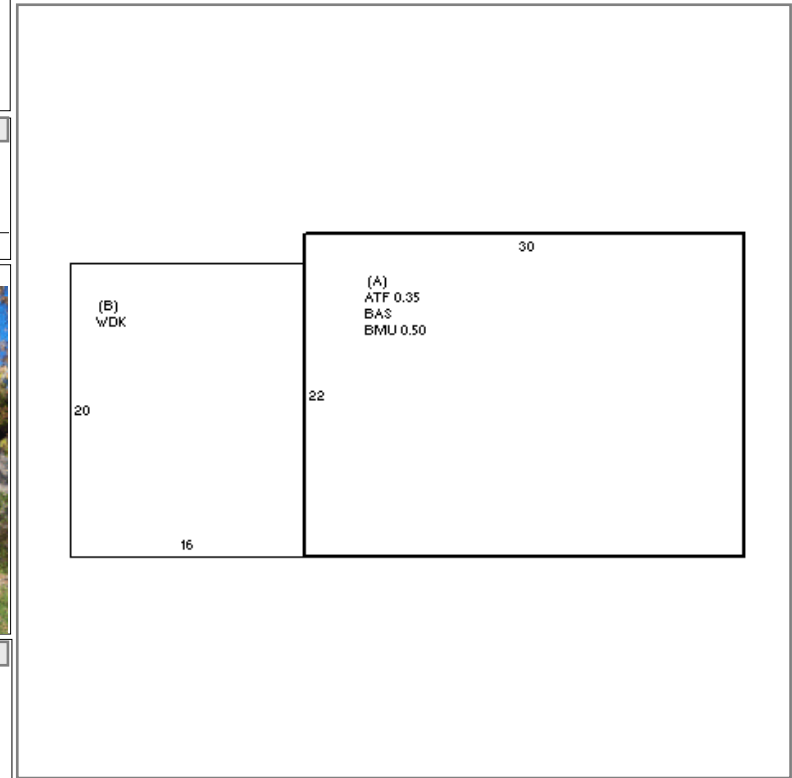
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	326,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/05/2015
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/5/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/5/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	350,821
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	330		96.98	32,003	CONDITION ELEM	CD
\$NLA(RCN)	\$532	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	660	1900	360.62	238,009		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	231		185.58	42,869		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	320		60.65	19,407		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		12,860.90	12,861		
				INT. FINISH	1	PLASTER	1.00		MST	O	MASONRY STACK	1		3,572.30	3,572		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

TOTAL RCN		350,821
EFF.YR/AGE		2015 / 7
COND	07	07 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$326,300	