

Key: 1309

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.316

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BRODEUR PAUL A JR LIVING TRUST TRS: BRODEUR PAUL A JR PO BOX 793 NO TRURO, MA 02652		39-187-0		4 MADLEY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BRODEUR PAUL A JR LIVING BRODEUR PAUL A		10/27/2011 05/07/1974	A 99		25789-244 2036-65

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 %
FY2018 SS13-2 06-274	11/17/2006	35	RES EXEMPT		10/01/2017		0 0
		50	SPLIT SUB		12/31/2011	JH	100 100
		9	DECK	5,000	05/08/2007		100 100

LAND

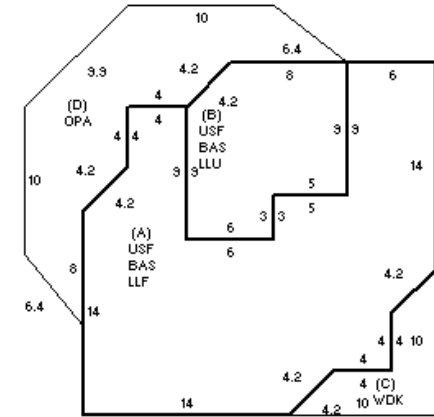
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	12 1.00	1	1.00	1	1.00	378,105	1.00	1	1.00	V1 1.05	293,030
300	A	0.099	12 1.00	1	1.00	1	1.00	28,875	1.00	1	1.00	V1 1.05	2,860

TOTAL	38,084 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	FY13 SPLIT (39/339) NOW LOT 2. FORMERLY 10	LAND		295,900	257,300	
Infl1	NO ADJ	O	ALDRICH ROAD. MADLEY LN CONVEYED TO MADLEY	BUILDING		321,900	265,200	
Infl2	NO ADJ	T	LANE HOMEOWNERS ASSOC TRUST 10/27/11 (BK	DETACHED		1,000	900	
		E	25789-249).	OTHER		0	0	
				TOTAL		618,800	523,400	

HAS ROUGH-PLUMBED BATH IN BSMT  
 FLR COVER: LLF=CARPET; BAS=PAINTED PLYWOOD; USF=HARDWOOD  
 INT WALLS=CONCRETE  
 NO INSULATION-NO CENTRAL HEAT SO UNINHABITABLE IN WINTER PER OWNER 3/21/12

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10		80	16.47	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2017	LG
MODEL	1		RESIDENTIAL	LIST	9/21/2012	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 POURED CONCRETE CONSTRUCTION.

YEAR BLT	1977	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	487,783
NET AREA	1,366	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLF	L	LOWER LEVEL FIN	380	1977	266.23	101,169	CONDITION ELEM	CD
\$NLA(RCN)	\$357	OVERALL	1.080	EXT. COVER	14	OTHER	1.00	+	BAS	L	BAS AREA	493	1977	388.58	191,572		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	+	USF	L	UP-STRY FIN	493	1977	305.85	150,785		
STORIES(FAR)	2	1.00		ROOF COVER	8	BUILT-UP T&G	1.00	B	LLU	N	LOWER LEVEL UNF	113		199.09	22,497		
ROOMS	0	1.00		FLOOR COVER	6	OTHER	1.00	C	WDK	N	ATT WOOD DECK	42		111.48	4,682		
BEDROOMS	3	1.00		INT. FINISH	5	OTHER	1.00	D	OPA	N	OPEN PORCH	158		94.79	14,978		
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
EFF.YR/AGE 1977 / 45																	
COND 34 34 %																	
FUNC 0																	
ECON 0																	
DEPR 34 % GD 66																	
RCNLD \$321,900																	