

Key: 1339

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.348

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
LURIE WENDY ANNE & SOBEL DAVID SETH PO BOX 1053 NORTH TRURO, MA 02652		39-218-0		19 AVOCET RD			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		LURIE WENDY ANNE & TRURO SUNSET LLC		07/11/2019	QS	2,025,000	(219949)
		THEODORE T BROOKS JR REV		08/03/2016	F	1	(210307)
				10/20/2015	QS	1,975,000	(207689)

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	%	
FY2024		35	RES EXEMPT		08/31/2023			0	0
20-022X	01/23/2020	90	BP NVC	7,500	03/09/2020	LG	100	100	
19-376X	11/19/2019	90	BP NVC	7,000	01/23/2020	LG	100	100	
07-238	10/16/2007	7	GARAGE	50,000	05/15/2008	JH	100	100	
06-072	04/07/2006	4	REHAB	150,000	05/15/2008	JH	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	11A	1.00	1	2,520,700	1.00	1	1.00	WF3	7.00	1,953,540
300	A	0.785	11A	1.00	1	192,500	1.00	1	1.00	WF3	7.00	151,110

TOTAL	1.560 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N	FY07=MERGED W/ PCL 227 PER 2005 PLAN.	LAND		2,104,700	1,829,900	
Inf1	NO ADJ	O	ST1=ONE-ROOM ART STUDIO W/ SINK AND RINNAI	BUILDING		843,600	712,200	
Inf2	NO ADJ	E	GAS HEATER.	DETACHED		42,200	40,000	
				OTHER		0	0	
				TOTAL		2,990,500	2,582,100	

DETAILED

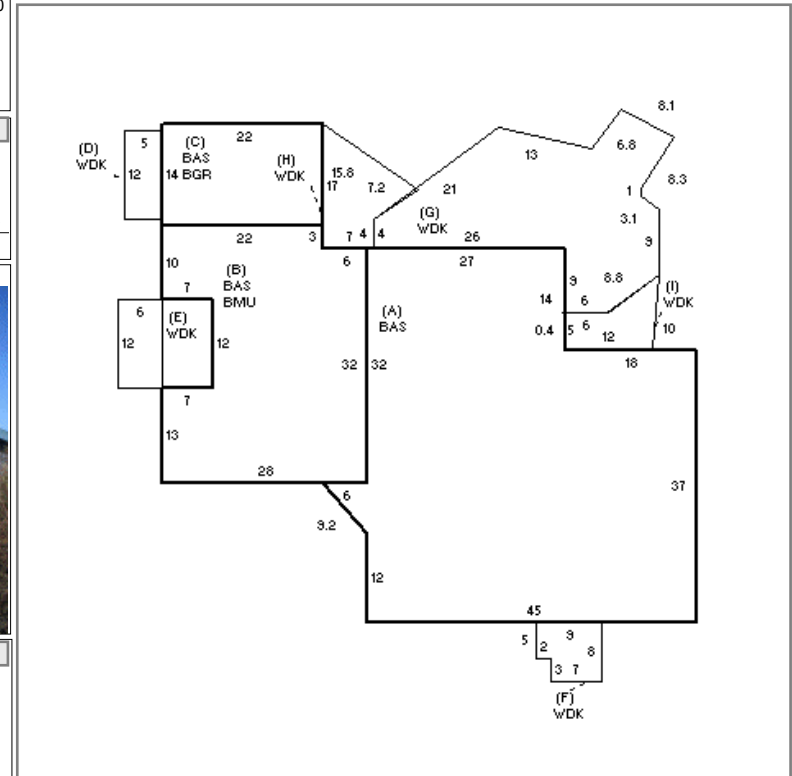
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18	G 0.90 15'19		285	112.57	28,900
OPA	G	1.18	G 0.90 ANGLED		66	12.98	800
WDK	G	1.18	G 0.90 ANGLED		22	12.98	300
BCH	G	1.18	G 0.90 BEACH STAIRS		1	0.00	
DGF	G	1.18	G 0.90 20*24*4*7	2007	508	26.64	12,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/10/2013	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/15/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,205,142
NET AREA	3,250	DETAIL ADJ	1.030	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	3,250	1978	313.87	1,020,090	CONDITION ELEM	CD
\$NLA(RCN)	\$371	OVERALL	1.150	EXT. COVER	10	VERT. BOARD	1.00	B	BMU	N	BSMT UNFINISHED	878		80.84	70,980		
				ROOF SHAPE	1	GABLE	1.00	C	BGR	N	SF BSMT GARAGE	308		106.84	32,906		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,013		50.54	51,197		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 10P	1		12,146.50	12,147		
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,122.60	10,123		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		ODS	O	OUT DOOR SHOWER	1		0.00			
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1990 / 32													
				COND 30 30 %													
				FUNC 0													
				ECON 0													
				DEPR 30 % GD 70													
				RCNLD \$843,600													