

Key: 1341

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.350

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AND

CURRENT OWNER				PARCEL ID				LOCATION				
GOTTESDIENER MATTHEW R 97 MONTVALE RD NEWTON, MA 02459				39-220-0				4 HERON LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GOTTESDIENER MATTHEW R				07/06/2021	F	10	(226862)					
4 HERON LANE TRUST				09/18/2019	QS	2,900,000	(220562)					
ATLANTIC BAY REALTY TRUST				12/17/1987	99	425,000	(113047)					
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	0.275	11A	1.00	1	192,500	1.00	1	1.00	WF3	7.00	52,940

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	%
19-412	12/16/2019	3	REPAIR/REMOD	487,080	11/24/2020	LG	100	100
14-018	02/20/2014	90	BP NVC	21,072			100	100
99-028	02/01/1999	3	REPAIR/REMOD	6,000	05/01/2000		100	100
89-105	07/17/1989	9	DECK	24,000	04/23/1991		100	100

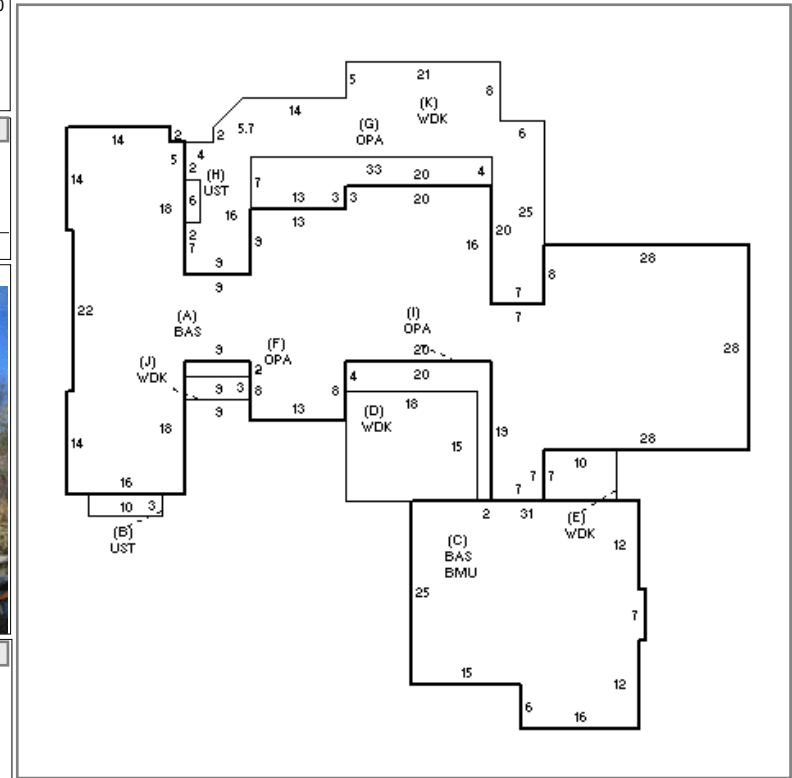
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TOTAL	1.050 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N O T E				LAND	2,006,500	1,744,600
Inf1	NO ADJ					BUILDING	1,558,100	1,338,600
Inf2	NO ADJ					DETACHED	5,000	4,900
						OTHER	0	0
						TOTAL	3,569,600	3,088,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000
WDK	A	1.00	E 1.00 15*17	1990	255	11.00	2,800
WDK	A	1.00	A 0.75 4*6		24	11.00	200
BCH	SV	1.00	SV 1.00		1	0.00	



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	4/20/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/20/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,997,595												
NET AREA	3,590	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	3,590	1988	478.04	1,716,176														
\$NLA(RCN)	\$556	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	UST	N	UTILITY STORAGE	42		185.12	7,775														
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	878		123.13	108,105														
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,086		76.97	83,594														
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	299		119.88	35,845														
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	2			18,499.65	36,999														
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	OUT DOOR SHOWER				0.00															
				FUEL SOURCE	1	OIL	1.00																						
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th>2000 / 22</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>22 22 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>22 % GD 78</td> </tr> <tr> <td>RCNLD</td> <td>\$1,558,100</td> </tr> </tbody> </table>														EFF.YR/AGE	2000 / 22	COND	22 22 %	FUNC	0	ECON	0	DEPR	22 % GD 78	RCNLD	\$1,558,100
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