

Key: 1365

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.374

LEGAL

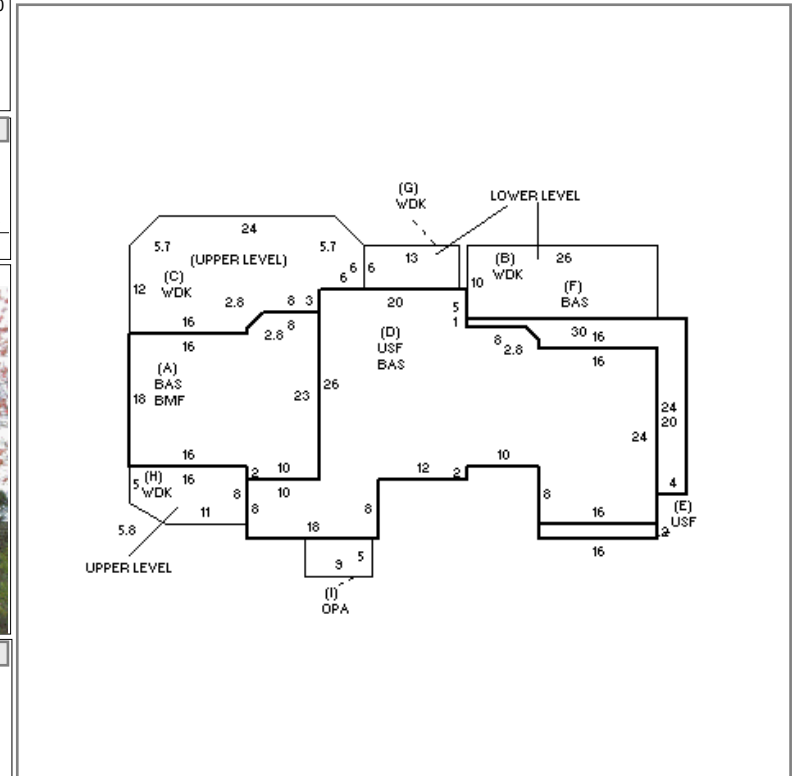
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GROSSMAN STEWART F PO BOX 1044 NO TRURO, MA 02652				39-246-0				37 CORMORANT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GROSSMAN STEWART F				06/29/2006	QS	1,739,500	(180467)					
SIMONS MARC V & MICHELE				09/22/1995	QS	195,000	(138357)					
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	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.445	11A	1.00	1	129,250	1.00	1	1.00	V17	4.70	57,520

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-169	04/01/2022	2	ADDITION	140,000	03/24/2023	LG	70	70
20-053	02/24/2020	3	REPAIR/REMOD	40,000			100	100
15-281	11/12/2015	90	BP NVC	6,000			100	100
14-046	04/03/2014	90	BP NVC	22,000			100	100
96-091	06/15/1996	1	SINGLE FAM R	340,000	06/01/1997		100	100

TOTAL	1.220 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N	FY08=ADDED EXIST DET GAR W/ UNF ATTIC ABOVE			LAND	1,369,200	1,190,500
Inf1	NO ADJ	O	PER SALE INSP & INCR VIEW PER REVIEW OF			BUILDING	1,324,600	1,138,000
Inf2	NO ADJ	T	ABUTTERS TO FY07 ABTMT APPL.			DETACHED	0	27,700
		E				OTHER	92,600	0
						TOTAL	2,786,400	2,356,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/23/2016	FC
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%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1996	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,698,265												
NET AREA	3,192	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMF	N	BSMT FINISH	516		245.24	126,542														
\$NLA(RCN)	\$532	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	891		77.37	68,937														
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BAS AREA	1,924	1996	500.94	963,812														
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,268	1996	391.73	496,712														
				FLOOR COVER	1	HARDWOOD	1.00	I	OPA	N	OPEN PORCH	45		194.15	8,737														
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			25,826.00	25,826														
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	OUT DOOR SHOWER	1			0.00															
				FUEL SOURCE	2	GAS	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>\$1,324,600</td> </tr> </tbody> </table>														EFF.YR/AGE	2000 / 22	COND	22 22 %	FUNC	0	ECON	0	DEPR	22 % GD 78	RCNLD	\$1,324,600
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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

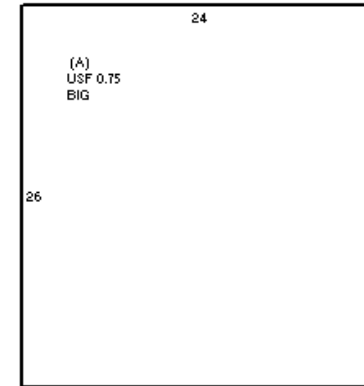
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	92,600	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/24/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	LG
MODEL	1		RESIDENTIAL	LIST	5/2/2023	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	5/2/2023	EST
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	192,883
NET AREA	468	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BIG	N	BUILT-IN GARAGE	624		87.88	54,834	CONDITION ELEM	CD
\$NLA(RCN)	\$412	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	468	1996	290.49	135,949		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	18	MINISPLIT	1.00										
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		0	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		1	1.00														

TOTAL RCN		192,883	
EFF.YR/AGE		2000 / 22	
COND	22	22 %	
FUNC	30	UC	
ECON	0		
DEPR	52	% GD	48
RCNLD	\$92,600		