

Key: 1366

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1376

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TRAINOR BRIAN & NANCY C/O SILACCI GARY E JR & SARA 8 FRANCIS DR MIDDLETON, MA 01949		39-247-0		35 CORMORANT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SILACCI GARY E JR & SARA		06/23/2023	QS	2,425,000	(233269)
TRAINOR BRIAN & NANCY		01/05/1996	P	175,000	(139466)

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 96-095	06/20/1996	35 1	RES EXEMPT SINGLE FAM R	312,500	12/04/2017 06/01/1997		0 100	0 100


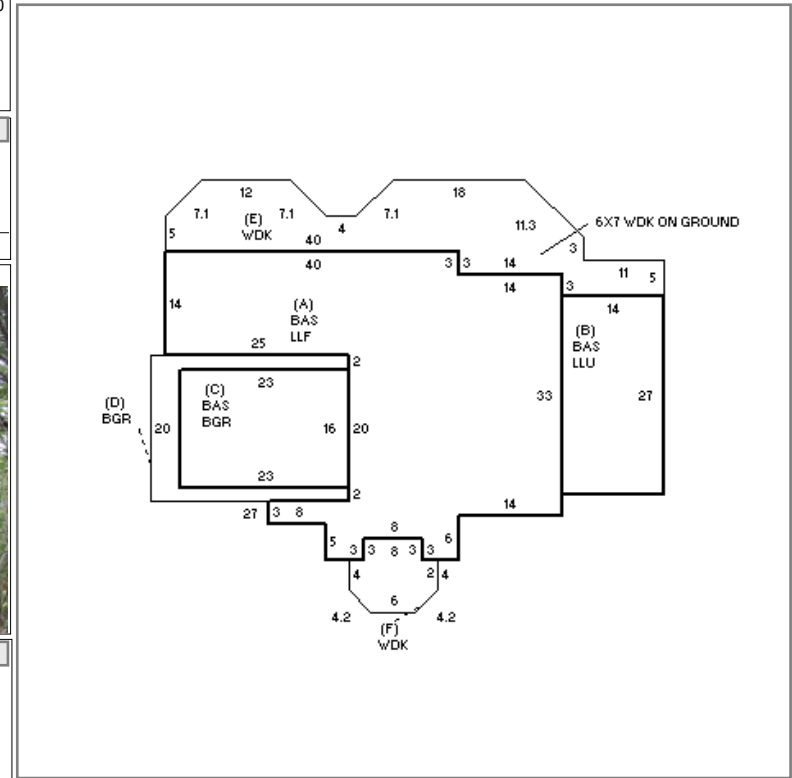
LAND

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	1,080,300	1.00	1	1.00	V13	3.00	837,230
300	A	1.435	11A	1.00	1	82,500	1.00	1	1.00	V13	3.00	118,390

TOTAL	2.210 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N O T E	FY08 VIEW INCR PER REVIEW OF ABUTTERS TO FY07 ABTMT APPL.			LAND	955,600	830,900
Inf1	NO ADJ		BUILDING	1,357,000	1,002,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,312,600	1,833,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/31/2017

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2017	LG
MODEL	1		RESIDENTIAL	LIST	9/17/2009	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,634,962
NET AREA	3,678	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	1,466	1996	291.69	427,614		
\$NLA(RCN)	\$445	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,212	1996	423.73	937,290		
				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	378		235.57	89,046		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BGR	N	SF BSMT GARAGE	540		144.23	77,885		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	695		68.23	47,419		
				INT. FINISH	2	DRYWALL	1.00		PAT	N	PATIO	198		25.17	4,983		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		WDK	N	ATT WOOD DECK	42		131.91	5,540		
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		31,884.30	31,884		
									ODS	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$1,357,000