

Key: 1367

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.377

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BLUEBERRY HILL FAMILY TRUST TRS:MAZZELLA JOSEPH F&LAUREN W 201 W BROOKLINE ST #401 BOSTON, MA 02118		39-248-0		31 CORMORANT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BLUEBERRY HILL FAMILY TRU		12/13/2012	A		(198973)
MAZZELLA LAUREN W		11/20/2012	A		(198756)
MAZZELLA JOSEPH F & LAURE		12/11/1996	QS	168,000	(142929)

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 %
19-420	12/30/2019	3	REPAIR/REMOD	150,000	11/24/2020	LG	100 100
11-224	10/25/2011	70	POOL	150,000	11/30/2012	FC	100 100
10-157	08/11/2010	1	SINGLE FAM R	1,200,000	03/07/2012	FC	100 100
97-111	08/01/1997	1	SINGLE FAM R	217,000	01/01/1999		100 100

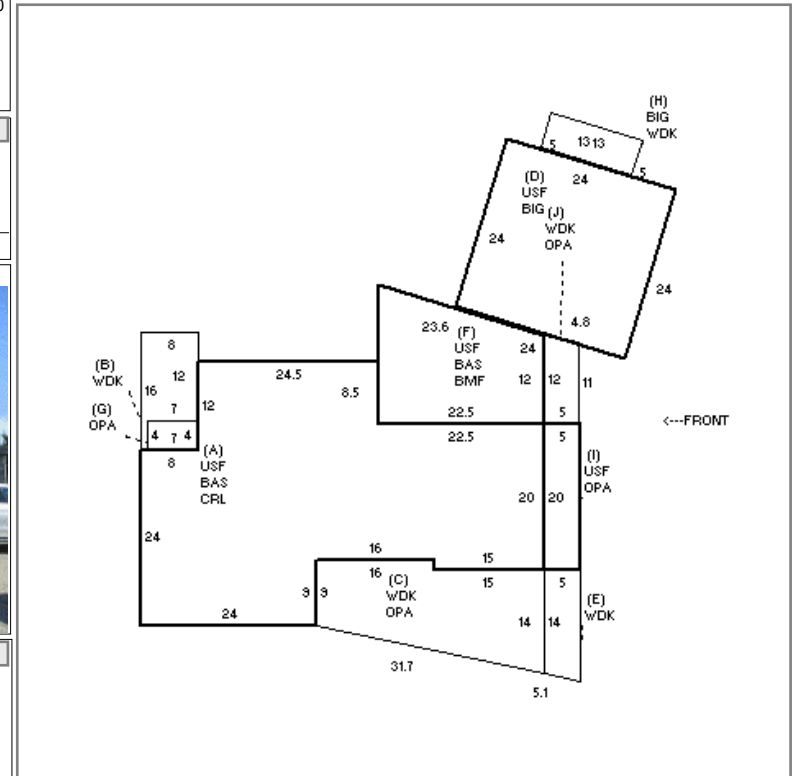
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1,080,300	1.00	1	1.00	V13	3.00	837,230
300	A	1.785	11A	1.00	1	82,500	1.00	1	1.00	V13	3.00	147,260

TOTAL	2.560 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N O T E	WDK=POOL DECK (HAS OUTDOOR KITCHEN+SHOWER). PTD IN REAR OF SFR.			LAND	984,500	855,900
Inf1	NO ADJ		BUILDING	2,512,000	2,154,700			
Inf2	NO ADJ		DETACHED	63,900	60,900			
					OTHER	0	0	
					TOTAL	3,560,400	3,071,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPC	E	1.80	E 1.00 18'40	2012	720	66.82	48,100
WDK	E	1.80	E 1.00 IRREG	2012	784	19.80	15,500
PTD	E	1.80	E 1.00 CIRCLE 10' D	2011	79	4.14	300



BLDG COMMENTS
8/24/2020 Interior data per owner at door (C-19).



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2020	LG
MODEL	1		RESIDENTIAL	LIST	8/24/2020	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/1/2011	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,854,505
NET AREA	4,246	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	1,436		71.41	102,550	CONDITION ELEM	CD
\$NLA(RCN)	\$672	OVERALL	1.140	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,785	2010	648.73	1,157,992		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	2,461	2010	480.69	1,182,980		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	649		99.69	64,698		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	539		129.38	69,736		
				INT. FINISH	2	DRYWALL	1.00	+	BIG	N	BUILT-IN GARAGE	641		159.96	102,532		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	BMF	N	BSMT FINISH	349		315.97	110,275		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		33,275.70	33,276		
									GFP	O	GAS FIREPLACE	1		19,966.30	19,966		
									ODS	O	OUT DOOR SHOWER			0.00			
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$2,512,000