

Key: 1369

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1379

LEG
A
L
L
A
N
D

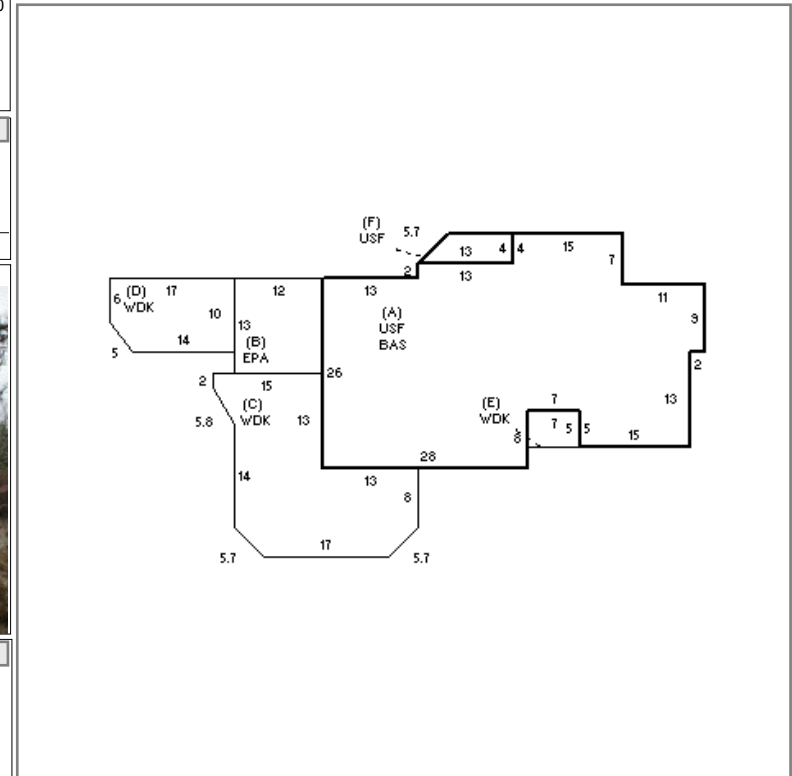
CURRENT OWNER		PARCEL ID		LOCATION								
OPTIONALITY #122 LLC RES AGT: JOSEPH MAZZELLA 201 WEST BROOKLINE ST BOSTON, MA 02118		39-250-0		32 CORMORANT RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
		11/10/2020	QS	1,900,000 (224355)								
		07/23/1997	QS	135,000 (145236)								
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.515	11A	1.00	1	129,250	1.00	1	1.00	V17	4.70	66,560

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 %
22-044	02/07/2022	4	REHAB	60,000	10/06/2022	LG	100 100
10-240	11/23/2010	2	ADDITION	25,000	03/07/2012	FC	100 100
10-015	02/09/2010	9	DECK	10,000	05/02/2011	MR	100 100
07-160	07/25/2007	40	STUDIO	70,000	04/30/2009	JH	100 100
99-004	01/01/1999	7	GARAGE	29,000	01/01/1999		100 100

D
E
T
A
C
H
E
D

TOTAL	1.290 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	N O T E	Includes a 65 SF parcel nearby (see transfer notes).			LAND	1,378,200	1,198,300
Infl1	NO ADJ		BUILDING	1,033,200	824,300			
Infl2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	150,200	121,600			
			TOTAL	2,563,600	2,146,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75 ON WDK		1	2,730.40	2,000



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	LG
MODEL	1		RESIDENTIAL	LIST	10/6/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/25/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BMU=6 x 13.

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,215,473	
NET AREA	2,692	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,324	1998	458.27	606,747	CONDITION ELEM	CD	
\$NLA(RCN)	\$452	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,324	1998	347.71	460,374			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	156		200.76	31,318			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	653		68.68	44,846			
				FLOOR COVER	1	HARDWOOD	1.00	F	USF	L	UP-STRY FIN	44	2010	347.73	15,300			
				INT. FINISH	1	PLASTER	1.00	BMU	N		BSMT UNFINISHED	78		124.47	9,708			
				HEATING/COOLING	8	HEAT PUMP	1.04	F21	O		FPL 2S 1OP	1		22,924.20	22,924			
				FUEL SOURCE	1	OIL	1.00	GEN	O		GENERATOR	1		0.00				
								GFP	O		GAS FIREPLACE	1		13,755.20	13,755			
				CAPACITY		UNITS	ADJ											
				STORIES(FAR)		2	1.00											
				ROOMS		6	1.00											
				BEDROOMS		4	1.00											
				BATHROOMS		3.5	1.00											
				FIXTURES		15	\$10,500											
				UNITS		1	1.00											
																EFF.YR/AGE	2007 / 15	
																COND	15 15%	
																FUNC	0	
																ECON	0	
																DEPR	15 % GD 85	
																RCNLD	\$1,033,200	

Key: 1369

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.380

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
OPTIONALITY #122 LLC RES AGT: JOSEPH MAZZELLA 201 WEST BROOKLINE ST BOSTON, MA 02118		39-250-0		32 CORMORANT RD	
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	%

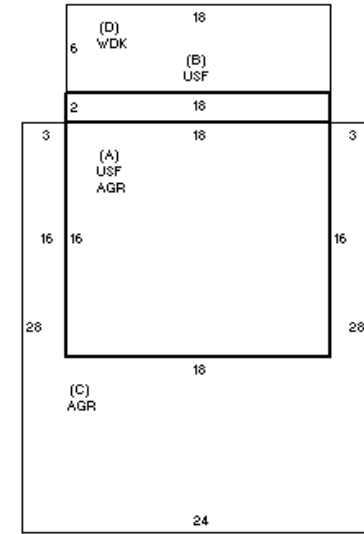
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	150,200	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	10/8/2014	FC	PER OCT 8 2014 LIST, 2ND FLR=BEDROOM, FULL BATH (NO KITCHEN).. HEAT+A/C=FUJITSU INVERTER.
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/10/2010	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

LOADING

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	176.693		
NET AREA	324	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	AGR	N	ATTACHED GARAGE	672		107.31	72,113	CONDITION ELEM	CD		
\$NLA(RCN)	\$545	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	324	2007	291.96	94,594				
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	ATT WOOD DECK	108		73.02	7,887				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GEN	O	GENERATOR	1		0.00					
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	18	MINISPLIT	1.00												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	2007 / 15
																		COND	15 15%
																		FUNC	0
																		ECON	0
																		DEPR	15 % GD 85
																		RCNLD	\$150,200