

Key: 1374

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.385

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
KEVIN SENDLENSKI REVOC TRUST & AMY DEVIN REVOC TRUST 53 HENRY ST CAMBRIDGE, MA 02139		39-255-0	14 CORMORANT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KEVIN SENDLENSKI REVOC TR		03/20/2018	F	1 (215659)		
SENDLENSKI KEVIN & DIBNER FRANCES K REV TRUS		10/11/2013	P	452,500 (201718)		
		05/28/2010	99	(191526)		

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	%
15-030	03/02/2015	70	POOL	53,000	12/17/2015	FC	100	100
14-228	11/05/2014	1	SINGLE FAM R	575,000	12/07/2016	FC	100	100

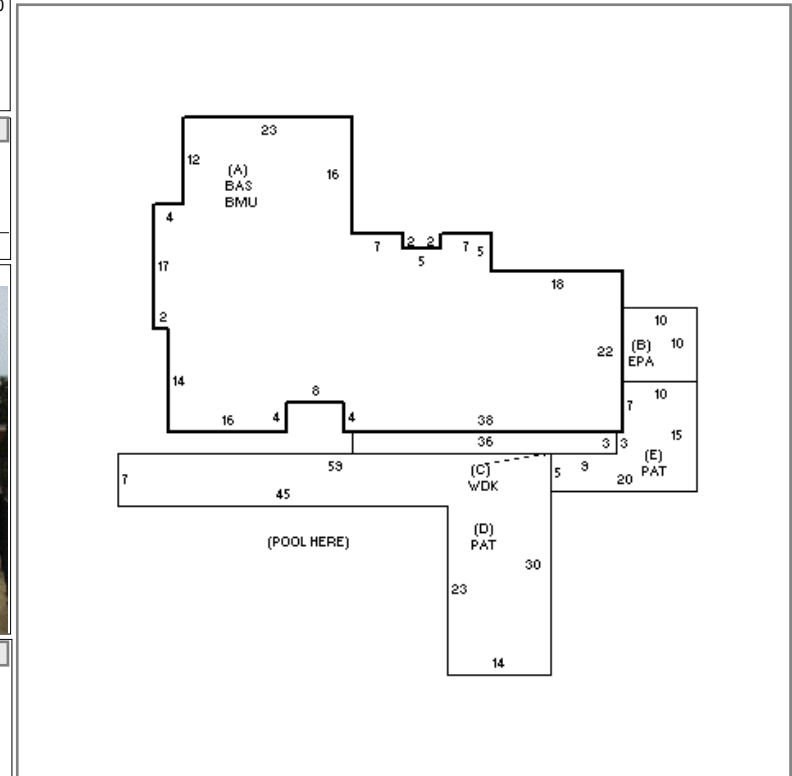
LAND

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	828,230	1.00	1	1.00	V10	2.30	641,880
300	A	0.225	11A	1.00	1	63,250	1.00	1	1.00	V10	2.30	14,230

TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	656,100	570,500
Inf1	NO ADJ		BUILDING	1,050,900	867,800			
Inf2	NO ADJ		DETACHED	24,200	23,100			
			OTHER	0	0			
						TOTAL	1,731,200	1,461,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18 G	0.90 18'40	2015	720	37.38	24,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2016	LG
MODEL	1		RESIDENTIAL	LIST	9/25/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
HEAT FUEL=ESTIMATE (CHECK IN NEXT LIST).

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,129,979
NET AREA	1,952	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,952		94.70	184,856	CONDITION ELEM	CD
\$NLA(RCN)	\$579	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,952	2015	453.64	885,503		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	B	EPA	N	ENCL PORCH	100		247.94	24,794		
STORIES(FAR)	1	1.00		ROOF COVER	7	ROLL	1.00	C	WDK	N	ATT WOOD DECK	108		93.42	10,090		
ROOMS	6	1.00		FLOOR COVER	6	OTHER	1.00	+	PAT	N	PATIO	938		20.40	19,136		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00			
BATHROOMS	2.5	1.00		HEATING/COOLING	8	HEAT PUMP	1.04										
FIXTURES	8	\$5,600		FUEL SOURCE	2	GAS	1.00										
UNITS	1	1.00															
EFF.YR/AGE																2015 / 7	
COND																07 07%	
FUNC																0	
ECON																0	
DEPR																7 % GD 93	
RCNLD																\$1,050,900	