

Key: 1377

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.388

LEG
AL
LAND

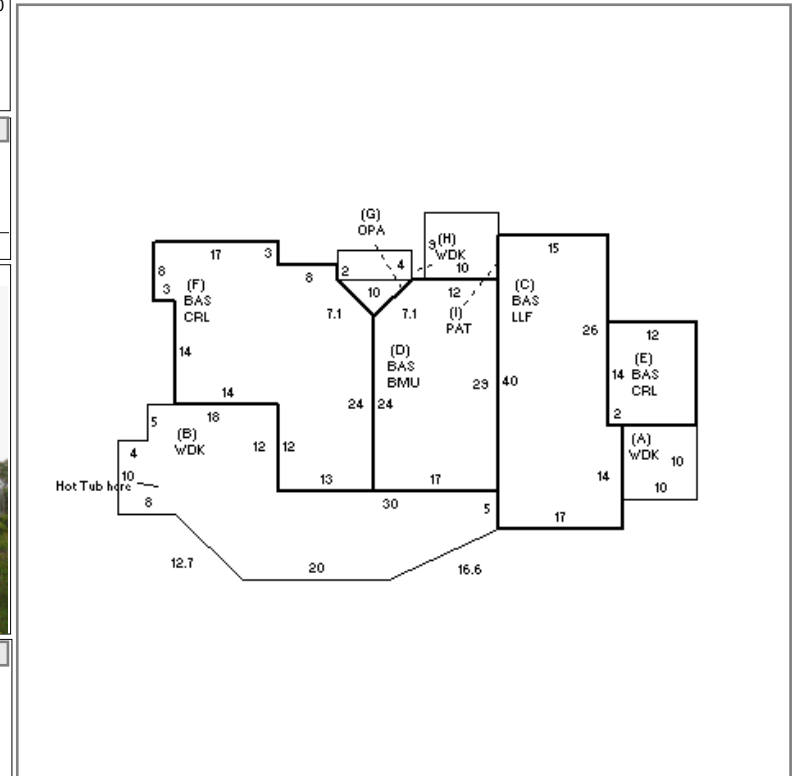
CURRENT OWNER				PARCEL ID				LOCATION			
CHAPIN DAVID S & ANDREA N PO BOX 592 NO TRURO, MA 02652				39-258-0				20 CORMORANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAPIN DAVID S & ANDREA N				09/13/1991	QS	180,000	(124349)				

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	%
22-062X	02/23/2022	3	REPAIR/REMOD	4,500	06/02/2022	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
96-073	05/07/1996	70	POOL	12,000	06/01/1997		100	100
92-013	01/24/1992	1	SINGLE FAM R	190,000	06/07/1993		100	100
91-140	12/30/1991	10	ALL OTHERS	8,000	06/07/1993		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	0.895	11A	1.00	1	82,500	1.00	1	1.00	V13	3.00	73,840

TOTAL	1.670 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE	LAND	911,100	792,100			
Inf1	NO ADJ		BUILDING	905,300	729,700			
Inf2	NO ADJ		DETACHED	15,200	14,400			
			OTHER	0	0			
		TOTAL		1,831,600	1,536,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	G 0.90 16*36+8*12	1996	672	17.51	10,600
PTD	G	1.18	G 0.90 8*12		96	2.71	200
PTD	G	1.18	G 0.90 POOL PATIO		768	2.71	1,900
HTB	A	1.00	G 0.90		1	2,730.40	2,500



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/2/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
6/2/2022 Owner confirmed interior data at door (C-19).

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YEAR BLT	1992	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,257,373
NET AREA	2,618	DETAIL ADJ	1.000	FOUNDATION			1.00	+	WDK	N	ATT WOOD DECK	843		67.47	56,878	CONDITION ELEM	CD
\$NLA(RCN)	\$480	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	C	LLF	L	LOWER LEVEL FIN	628	1992	305.76	192,015		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,990	1992	436.86	869,343		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	481		122.28	58,817		
				FLOOR COVER	4	TILE	1.00	+	CRL	N	CRAWL SPACE	881		54.19	47,739		
				INT. FINISH	1	PLASTER	1.00	G	OPA	N	OPEN PORCH	25		210.16	5,254		
				HEATING/COOLING	2	HOT WATER	1.02	I	PAT	N	PATIO	90		30.12	2,711		
				FUEL SOURCE	1	OIL	1.00	F11	O	O	FPL 1S 1OP	1		16,215.70	16,216		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	1994 / 28
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$905,300