**Key: 1421**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,435

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **DIANA PRIDEAUX-BRUNE REV TRUST**<br>**TRS: DIANA E PRIDEAUX-BRUNE**<br>**10 MUSEUM WAY, UNIT 1929**<br>**CAMBRIDGE, MA 02141** | **39-302-0** | **5 PARKER DR** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DIANA PRIDEAUX-BRUNE REV | 09/20/2022 | F | 1 | (231103) |
| PRIDEAUX-BRUNE DIANA & | 03/16/2018 | QS | 800,000 | (215641) |
| LANDY MARGARET | 09/20/2012 | A | | (198230) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 22-179 | 04/12/2022 | 3 | REPAIR/REMOD | 38,000 | 10/13/2022 | LG | 100 | 100 |
| 18-219 | 07/05/2018 | 70 | POOL | 45,000 | 11/19/2018 | LG | 100 | 100 |
| 18-203X | 06/14/2018 | 90 | BP NVC | 7,300 | 11/19/2018 | LG | 100 | 100 |
| 10-183 | 09/15/2010 | 6 | SHED | 7,500 | 05/03/2011 | MR | 100 | 100 |
| 04-008 | 01/15/2004 | 2 | ADDITION | 337,000 | 05/20/2005 | WL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.775 | 11 | 1.00 | L2 | 0.75 | 1 | 1.00 | 351,098 | 1.00 | 1 | 1.00 | V1 | 1.30 | | | 272,100 |
| 300 | A | 0.205 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | 35,750 | 1.00 | 1 | 1.00 | V1 | 1.30 | | | 7,330 |

| TOTAL | 42,689 SF | ZONING | GR6 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | NORTH TRURO |
| Infl1 | LOC ADJ |
| Infl2 | NO ADJ |

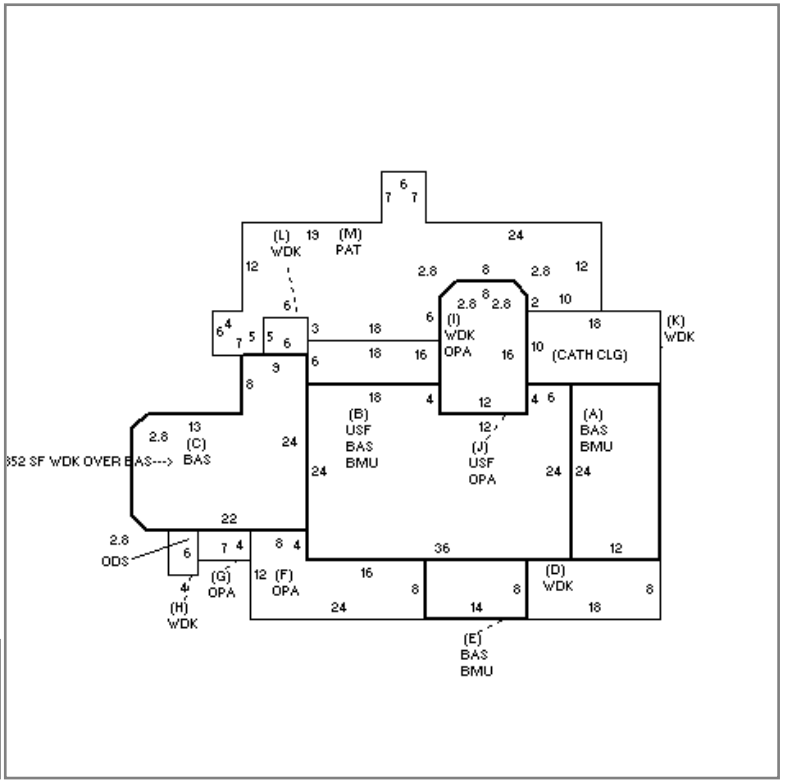
NOTE: LOC ADJ=OVERLOOKS SND/GRVL PIT.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 279,400 | 243,000 |
| BUILDING | 1,088,100 | 888,900 |
| DETACHED | 17,100 | 18,200 |
| OTHER | 0 | 0 |
| TOTAL | **1,384,600** | **1,150,100** |

## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | + | 1.10 | G | 0.90 | 11*13 | | 143 | 17.61 | 2,300 |
| SPG | A | 1.00 | A | 0.75 | 12*40 | 2018 | 480 | 37.80 | 13,600 |
| PTD | G | 1.18 | A | 0.75 | @ POOL | 2018 | 600 | 2.71 | 1,200 |

PHOTO 10/13/2022




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.05 | COLONIAL [100%] |
| QUALITY | G | 1.35 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 10/13/2022 | LG |
|---|---|---|
| LIST | 10/13/2022 | LG |
| REVIEW | 5/25/2011 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 2004 | SIZE ADJ | 0.990 |
| NET AREA | 2,696 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $486 | OVERALL | 1.080 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3.5 | 1.00 |
| FIXTURES | 14 | $9,800 |
| UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 2 | HIP | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,216 | | 95.85 | 116,552 |
| A | BAS | L | BAS AREA | 288 | 2004 | 423.40 | 121,940 |
| + | USF | L | UP-STRY FIN | 1,028 | 2004 | 334.64 | 344,013 |
| + | BAS | L | BAS AREA | 1,380 | 2004 | 423.40 | 584,296 |
| + | WDK | N | ATT WOOD DECK | 486 | | 69.40 | 33,728 |
| + | OPA | N | OPEN PORCH | 572 | | 84.44 | 48,300 |
| M | PAT | N | PATIO | 706 | | 18.94 | 13,375 |
| | WDK | N | ATT WOOD DECK | 352 | | 73.74 | 25,956 |
| | GFP | O | GAS FIREPLACE | 1 | | 13,031.20 | 13,031 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | |

| TOTAL RCN | 1,310,991 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| | |

| EFF.YR/AGE | 2005 / 17 | |
|---|---|---|
| COND | 17 | 17 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 17 | % GD 83 |
| RCNLD | | $1,088,100 |