

Key: 1454

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.466

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COUTU REVOCABLE TRUST TRS: DEVIN & PHILMA COUTU PO BOX 496 NO TRURO, MA 02652				40-29-0				5 MOSES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COUTU REVOCABLE TRUST				04/13/2022	F	10	35044-61				
COUTU DEVIN				02/25/2021	U	522,000	33830-34				
EVANS DAVID M				09/15/2014	QS	475,000	28383-142				

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	%
FY2023		35	RES EXEMPT		08/30/2022			0 0
18-034X	02/01/2018	90	BP NVC	5,400	07/05/2018	LG	100	100
17-248X	09/08/2017	3	REPAIR/REMOD		03/23/2021	JN	100	100
NO PERMIT		4	REHAB		03/17/2016	MR	100	100
15-099	05/06/2015	90	BP NVC	2,000	10/07/2015	FC	100	100

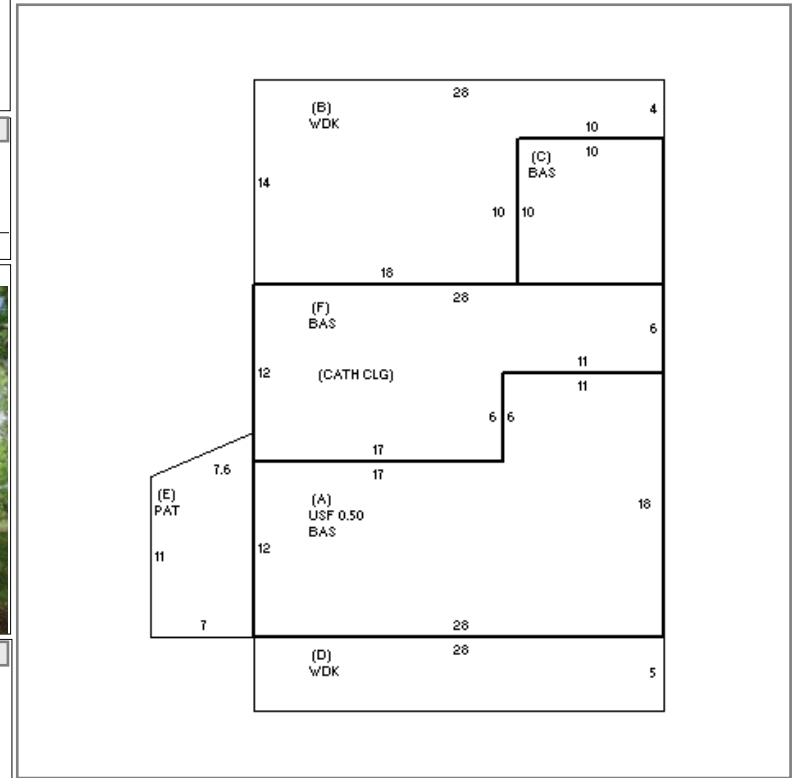
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	12	1.00	1	1.00	1	1.00	R04	1.00		256,570

TOTAL	25,700 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	256,600	223,100
Inf1	NO ADJ		BUILDING	528,000	434,100			
Inf2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	786,600	659,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A-	0.70 10*12	1996	120	16.01	1,300
SHF	A	1.00 A-	0.70 8*8	1998	64	16.47	700



BLDG COMMENTS
FY19 changes per MLS listing data. LLF=FAM RM W/ FPL+BR+KITCHEN AREA W/ STOVE+FULL BATH, HAS INVERTER PER JUNE 2015 MEAS.



BUILDING	CD	ADJ	DESC	MEASURE	6/6/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/24/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,525	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	502	1974	391.94	196,753
\$NLA(RCN)	\$407	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	201	1974	310.05	62,320
				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	432		62.04	26,801
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	PAT	N	PATIO	88		25.97	2,285
				FLOOR COVER	3	W/W CARPET	1.00	F	BAS	L	BAS AREA	270	1974	391.94	105,823
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	552	1993	268.53	148,230
				HEATING/COOLING	17	ELECTRIC W/AC	1.00		LLU	N	LOWER LEVEL UNF	120		200.80	24,096
				FUEL SOURCE	3	ELECTRIC	1.00		F22	O	FPL 2S 2OP	1		27,178.90	27,179
									KIT	O	XTRA KITCHEN	1		21,390.60	21,391

TOTAL RCN	621,177
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$528,000