

Key: 1585

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1589

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
DIANE M TROIANO IRREV TRUST		42-10-0		4 CRESTVIEW CIR	
TRS:RICHARD A TROIANO JR ET AL		TRANSFER HISTORY		DOS	T
10 VIRGINIA DR		DIANE M TROIANO IRREV TRU		05/18/2018	A
BRIDGEWATER, MA 02324		TROIANO DIANE M		09/23/1996	J
		TROIANO RICHARD & DIANE		11/01/1990	A

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 %
21-008X	01/05/2021	90	BP NVC	4,574	09/21/2021	LG	100 100
19-217X	07/29/2019	90	BP NVC	4,208	11/01/2019	LG	100 100
19-039X	02/05/2019	90	BP NVC	12,434	04/26/2019	LG	100 100
18-217X	07/05/2018	90	BP NVC	33,452	11/05/2018	LG	100 100
10-078	05/04/2010	90	BP NVC	14,000	05/06/2011	MR	100 100

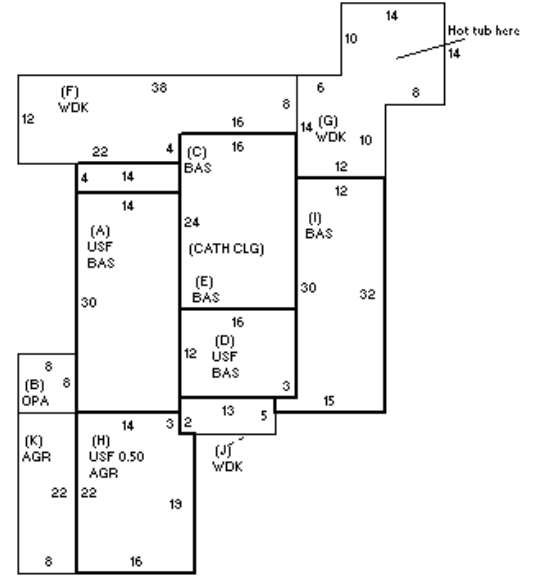
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.089	11	1.00	1	99,000	1.00	1	1.00	V16	3.60	8,810

TOTAL	37,620 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	5/18/18 Acreage chng per Deed 31275 Pg 54. FY16 CORR LPI			LAND	1,013,500	881,200
Inf1	NO ADJ		BUILDING	784,000	636,400			
Inf2	NO ADJ		DETACHED	2,300	2,100			
						OTHER	0	0
						TOTAL	1,799,800	1,519,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	+	1.10	A 0.75	7&7	1	3,003.44	2,300



BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,136,267		
NET AREA	3,281	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,058	1986	350.60	370,938	CONDITION ELEM	CD		
\$NLA(RCN)	\$346	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	785	1986	278.63	218,728				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		119.39	7,641				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	BAS	L	BAS AREA	384	1986	350.60	134,632				
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	797		53.07	42,295				
				INT. FINISH	2	DRYWALL	1.00	+	AGR	N	ATTACHED GARAGE	522		108.82	56,803				
				HEATING/COOLING	5	ELECTRIC	0.95		LLF	L	LOWER LEVEL FIN	1,054	1986	231.41	243,902				
				FUEL SOURCE	3	ELECTRIC	1.00		BMU	N	BSMT UNFINISHED	388		96.17	37,315				
																		EFF.YR/AGE	1986 / 36
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$784,000