

Key: 1624

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.632

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
18 PARKER DRIVE REALTY TRUST TRS: POSNER MARJORIE E 68 JAMAICA RD BROOKLINE, MA 02445				42-53-0				18 PARKER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
18 PARKER DRIVE REALTY TR				11/22/2013	A	27839-18		27839-18			
POSNER MARJORIE E				01/18/2013	N	27053-291		27053-291			
18 PARKER DRIVE RLTY TR				10/10/2003	99	17733-33		17733-33			

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 %
21-075	03/02/2021	3	REPAIR/REMOD	10,000	09/30/2021	LG	100 100
04-127	08/04/2004	10	ALL OTHERS	10,000	05/24/2005	WL	100 100
95-025	03/06/1995	1	SINGLE FAM R	135,000	06/17/1996		100 100

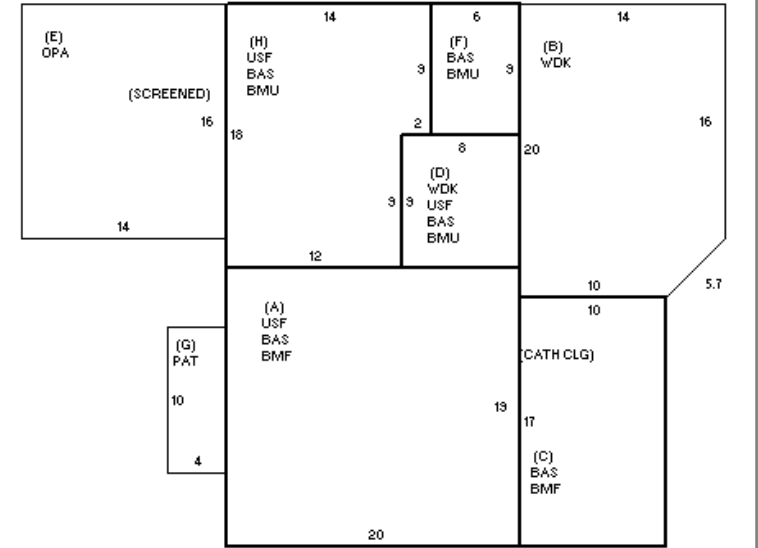
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	11	1.00	1	468,130	1.28	1	1.00	R05	1.30	324,580

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	324,600	282,200
Inf1	NO ADJ		BUILDING	572,900	471,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	897,500	753,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/15/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1995	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	753,796
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	550		179.32	98,625		
\$NLA(RCN)	\$472	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	740	1995	381.25	282,122		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	686	1995	297.05	203,775		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	344		64.12	22,056		
				FLOOR COVER	99	N/A	1.00	C	BAS	L	BAS AREA	170	1995	381.25	64,813		
				INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	360		102.53	36,910		
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	224		88.11	19,737		
				FUEL SOURCE	1	OIL	1.00	G	PAT	N	PATIO	40		31.85	1,274		
									F21	O	FPL 2S 1OP	1		18,884.40	18,884		
									ODS	O	OUT DOOR SHOWER			0.00			

CONDITION ELEM	CD

EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$572,900