

Key: 1688

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.697

LEG
A
L

L
A
N
D

CURRENT OWNER										PARCEL ID			LOCATION			
TETREAULT BRIAN R & NADINE 26 BULLARD LN MILLIS, MA 02054										42-118-0			6 HEATHER LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
TETREAULT BRIAN R & NADINE										08/23/2021	QS	1,995,000	(227324)			
WEBB JEFFREY F &										08/03/2004	O	1,175,000	(173956)			
MILLIKEN DAVID L & ANNA C										10/16/1998	P	215,000	(150505)			
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.730	11	1.00	1	1,296,360	1.04	1	1.00	V16	3.60	986,280				

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	%
MLS	03/18/2022	3	REPAIR/REMOD		03/18/2022	JN	100	100
22-018	01/11/2022	4	REHAB	290,000	03/29/2023	JN	100	100
12-176	07/12/2012	3	REPAIR/REMOD	30,000	01/11/2013	FC	100	100
03-172	09/24/2003	9	DECK	5,000	12/31/2004		100	100
99-207	11/01/1999	7	GARAGE	75,000	02/16/2002	BT	100	100

D
E
T
A
C
H
E
D

TOTAL	31,799 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	3 BR restriction per Brd of Health, Both floors of Garage to be used for storage only (septic lines disconnected).			LAND	986,300	857,600
Inf1	NO ADJ		LAND BUILDING	1,260,100	971,600			
Inf2	NO ADJ		DETACHED	64,900	61,800			
			OTHER	0	0			
TOTAL			2,311,300	1,891,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	G	1.18	G+ 0.95 14*26	1999	925	71.32	62,700
WDK	G	1.18	G 0.90 ATT GUS	1999	192	12.98	2,200



(A) USF BAS BMF
(B) OPA
(C) BAS BMU
(D) WDK

B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/4/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplits (5), one minisplit on Garage building.
10/4/2022 Interior data confirmed by owner via phone.

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,299,090
NET AREA	2,584	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMF	N	BSMT FINISH	1,176		177.41	208,639	CONDITION ELEM	CD
\$NLA(RCN)	\$503	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,408	1998	437.81	616,437		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,176	1998	340.84	400,828		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	300		103.20	30,961		
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	BMU	N	BSMT UNFINISHED	232		120.10	27,862		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	58		114.87	6,683		
BATHROOMS	3.5	1.00		HEATING/COOLING	10	HOT/COLD WATER	1.05	GEN	O	O	GENERATOR	1		0.00			
FIXTURES	11	\$7,700		FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUT DOOR SHOWER	1		0.00			
UNITS	0	1.00															
																EFF.YR/AGE	2019 / 3
																COND	03 03%
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$1,260,100