

Key: 1837

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.861

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
47 CORMORANT REAL ESTATE TR		42-257-0		46 CORMORANT RD	
TRS: STEIN MICHAEL		TRANSFER HISTORY		DOS	T
130 MORRIS AVE		47 CORMORANT REAL ESTATE		12/31/1997	F
PROVIDENCE, RI 02906		ROSENBLUM RICHARD		11/14/1996	QS
				SALE PRICE	BK-PG (Cert)
				425,000	(147077) (142671)

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 %
96-190	12/01/1996	30	CHECK DATA	247,000	01/01/2001	BT	100 100
		1	SINGLE FAM R		01/01/1998		100 100

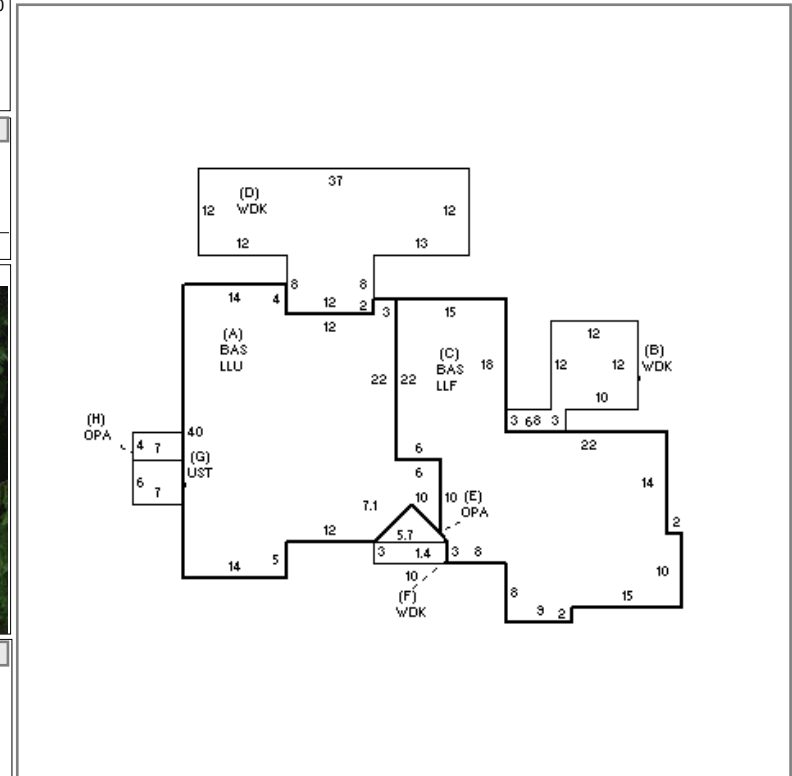
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	2,520,700	1.00	1.00	WF3	7.00		1,953,540
300	A	0.265	11A	1.00	1	192,500	1.00	1.00	WF3	7.00		51,010

TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE: The Trust was named prior to street number change to #46 (from #47).				LAND	2,004,600	1,742,900
Inf1	NO ADJ		LAND	1,303,400	1,120,000			
Inf2	NO ADJ		BUILDING	1,800	1,700			
					OTHER	0	0	
					TOTAL	3,309,800	2,864,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18	G 0.90 8*10	1999	80	12.98	900
PTD	G	1.18	G 0.90 14*18	1999	353	2.71	900



BLDG COMMENTS
FY11 CHGS PER 9/09 MEAS+1996 PLANS.



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/31/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,737,861
NET AREA	3,111	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLU	N	LOWER LEVEL UNF	1,073		250.06	268,312		
\$NLA(RCN)	\$559	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,092	1997	486.38	1,017,498		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	738		76.68	56,593		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	LLF	L	LOWER LEVEL FIN	1,019	1997	334.39	340,748		
				FLOOR COVER	4	TILE	1.00	+	OPA	N	OPEN PORCH	53		172.50	9,143		
				INT. FINISH	2	DRYWALL	1.00	G	UST	N	UTILITY STORAGE	42		184.43	7,746		
				HEATING/COOLING	3	RADIANT	1.02		PAT	N	PATIO	234		26.80	6,271		
				FUEL SOURCE	1	OIL	1.00		WDK	N	ATT WOOD DECK	46		148.27	6,820		
									F11	O	FPL 1S 1OP	1		18,430.00	18,430		
									ODS	O	OUT DOOR SHOWER			0.00			

CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$1,303,400