

Key: 1840

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.864

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
STEWART MARGARET G PO BOX 78 NO TRURO, MA 02652-0078				42-260-0				39 CORMORANT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STEWART MARGARET G				01/24/2014	A		(202554)					
STRAUSS GUY A				12/18/1992	QS	220,000	(128746)					
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	1.00	1	1.00	1	V17	4.70	1,311,660
300	A	0.605	11A	1.00	1	1.00	1	1.00	V17	4.70		78,200

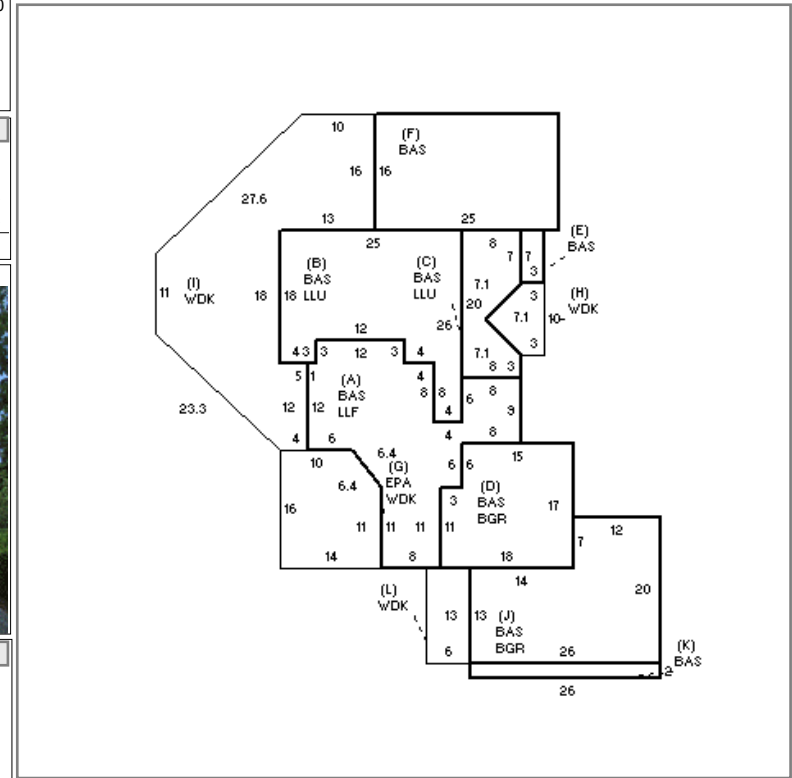
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-186X	04/25/2022	4	REHAB	9,000	07/28/2022	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
12-228	09/20/2012	90	BP NVC	1,550	02/15/2013	FC	100 100
09-088	05/12/2009	2	ADDITION	85,000	05/20/2010	JH	100 100
93-13	02/08/1993	1	SINGLE FAM R	175,000	04/27/1994		100 100

TOTAL	1.380 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	1,389,900	1,208,400
Inf1	NO ADJ		BUILDING	1,110,600	894,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,500,500	2,102,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
TWO MINISPLITS. 2010 Garage & BR addition has radiant heat.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/9/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,726	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$543	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	15	FHW/DCTLS AC	1.03
FIXTURES	9		\$6,300	FUEL SOURCE	1	OIL	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	481	1993	314.31	151,182
+	LLU	N	LOWER LEVEL UNF	581		235.04	136,556
+	BGR	N	SF BSMT GARAGE	710		134.12	95,229
+	BAS	L	BAS AREA	1,771	1993	422.77	748,719
+	WDK	N	ATT WOOD DECK	1,059		68.07	72,090
G	EPA	N	ENCL PORCH	214		188.53	40,345
+	BAS	L	BAS AREA	474	2009	422.77	200,391
F11	O		FPL 1S 1OP	1		16,360.50	16,361
GEN	O		GENERATOR	1		0.00	
GFP	O		GAS FIREPLACE	1		13,634.50	13,635
ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,480,807
CONDITION ELEM CD	
EFF.YR/AGE 1997 / 25	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$1,110,600