

Key: 1865

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.890

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
VILES ANDREW F & SULLIVAN MAURA E 6 LANSDOWNE COURT LYNNFIELD, MA 01940		42-285-0		3 MARSH HAWK TRACE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		09/01/2021	F	1 34432-301	
		11/05/2020	P	360,000 33439-86	
		12/16/2016	F	1 39156-156	

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 %
23-102	03/15/2023	3	REPAIR/REMOD	21,600			0 0
21-285	08/17/2021	1	SINGLE FAM R	1,100,000	11/03/2022	LG	100 100

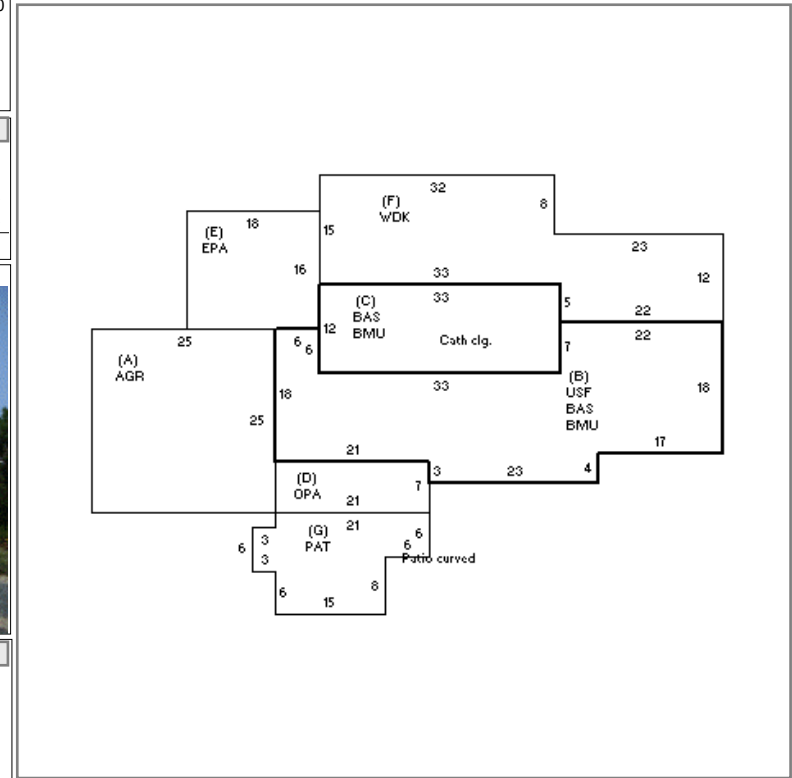
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 11 1.00	1	1.00	1 1.00	1 1.00	630,175	1.00	1 1.00	R08	1.75	488,390
300	A	0.015 11 1.00	1	1.00	1 1.00	1 1.00	48,125	1.00	1 1.00	R08	1.75	720

TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION O IN 12-LOT SUBDIV (42-275 TO 42-286) PER COVENANTS IN BK 7393/234.			LAND	489,100	425,300
Inf1	NO ADJ	O				BUILDING	1,580,500	746,500
Inf2	NO ADJ	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	2,069,600	1,171,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/9/2022	LG
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	5/16/2023	JN
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,596,455
NET AREA	2,344	DETAIL ADJ	1.005	FOUNDATION	3	CONTIN WALL	1.00	A	AGR	N	ATTACHED GARAGE	625		158.97	99,359	CONDITION ELEM	CD
\$NLA(RCN)	\$681	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,370		119.52	163,749		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	974	2021	541.39	527,311		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	974	2021	421.65	410,685		
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	396	2021	541.39	214,389		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	147		140.40	20,638		
				HEATING/COOLING	8	HEAT PUMP	1.04	E	EPA	N	ENCL PORCH	288		224.69	64,710		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	ATT WOOD DECK	751		81.13	60,930		
								G	PAT	N	PATIO	264		28.35	7,484		
								F11	O	FPL 1S 1OP	1		19,498.90	19,499			
								GEN	O	GENERATOR	1		0.00				
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2021 / 1
																COND	01 01 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$1,580,500