

Key: 1946

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.970

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
MULLINS PATRICK F & JENNIFER L PO BOX 276 TRURO, MA 02666				43-71-0				30 SYLVAN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MULLINS PATRICK F & JENNI 30 SYLVAN LANE REALTY TRU SCHWARTZ FRANCES				08/26/2020	A	280,000		33200-263			
				11/21/2012	A	26877-251		22593-309			
				01/09/2008	99						

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	12	1.00	1	360,100	1.28	1	1.00	R03	1.00	249,680

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	FTG=20x20 SHED=FDN ONLY (SEE NOTES IN BP SCREEN).			LAND	249,700	217,100
Inf1	NO ADJ		BUILDING	381,400	323,600			
Inf2	NO ADJ		DETACHED	1,000	1,000			
			OTHER	0	0			
			TOTAL	632,100	541,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FTG	A	1.00	A 0.75 20X20	2002	1	1,365.20	1,000



BLDG COMMENTS
6/29/2020 Unable to measure or speak to anyone due to fencing and beware signs, could not leave door tag. Last List attempt (2012) REF.

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2020	EST
MODEL	1		RESIDENTIAL	LIST	7/31/2012	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.030
NET AREA	1,420	DETAIL ADJ	1.000
\$NLA(RCN)	\$389	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES(FAR)	1.5	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	A	WDK	N	ATT WOOD DECK	24		122.55	2,941
EXT. COVER	8	TEX PLYWOOD	1.00	B	AGR	N	ATTACHED GARAGE	348		114.03	39,683
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	631	1983	268.15	169,201
ROOF COVER	9	OTHER	1.00	C	EPA	N	ENCL PORCH	360		133.57	48,087
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	789	1983	344.15	271,538
INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP		1		17,047.10	17,047
HEATING/COOLING	12	OTHER	1.00								
FUEL SOURCE	6	SOLAR	1.00								

TOTAL RCN	552,698
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$381,400

