Key: 1995

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,028

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AVELLAR ANNA **PO BOX 1151** **TRURO, MA 02666**	**43-123-0**	**18 LONGNOOK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AVELLAR ANNA	12/03/2018	A	1	31701-292
MANSO BLANCHE REV TRUST A	01/04/2005	A	1,045,000	19409-184
AVELLAR ANNA	04/02/2004	QS	795,000	18403-242

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	%
21-331X	09/21/2021	90	BP NVC	4,809	05/15/2023	JN	100	100
05-095	06/21/2005	2	ADDITION	325,000	05/16/2007	JH	100	100
04-086	06/03/2004	2	ADDITION	18,000	12/31/2005		100	100
98-177	10/01/1998	3	REPAIR/REMOD	10,000	06/01/1999		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	720,200	1.00	1	1.00	SR3	2.00			558,160
300	A	0.405	16	1.00	1	1.00	1	1.00	55,000	1.00	1	1.00	SR3	2.00			22,280

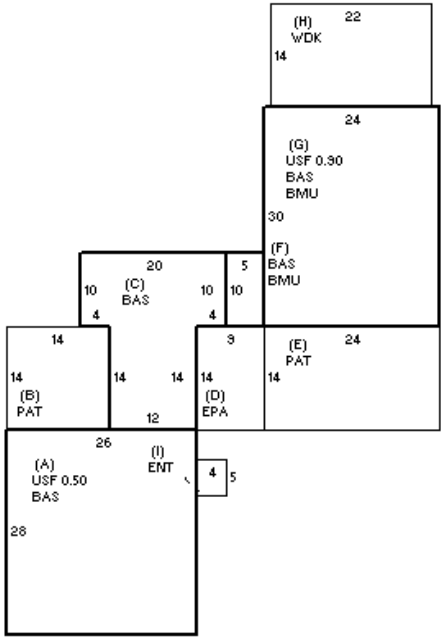
TOTAL	1.180 Acres	ZONING	NSD	FRNT	0
Nbhd	NAT'L SEASHORE	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	580,400	504,700
BUILDING	869,600	711,700
DETACHED	17,800	16,900
OTHER	0	0
TOTAL	**1,467,800**	**1,233,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	A	1.00	A-	0.70	11*14		154	19.83	2,100
GUL	A	1.00	A	0.75	19*22	1977	418	47.10	14,800
WDK	A	1.00	A	0.75	AT GUL 9*12	1977	108	11.00	900

PHOTO 09/21/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/21/2022	LG
LIST	8/20/2012	BE
REVIEW	12/15/2010	LVM

BLDG COMMENTS

YEAR BLT	1830	SIZE ADJ	0.985
NET AREA	2,878	DETAIL ADJ	1.000
$NLA(RCN)	$408	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.9	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$7,700
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,096	1830	376.87	413,048
A	USF	L	UP-STRY FIN	364	1830	299.38	108,976
+	PAT	N	PATIO	532		16.95	9,017
D	EPA	N	ENCL PORCH	126		179.11	22,567
+	BMU	N	BSMT UNFINISHED	770		98.32	75,706
+	BAS	L	BAS AREA	770	2005	376.87	290,189
G	USF	L	UP-STRY FIN	648	2005	299.38	194,000
H	WDK	N	ATT WOOD DECK	308		65.97	20,318
I	ENT	N	ENCL ENTRY	20		322.38	6,448
	F22	O	FPL 2S 2OP	1		27,200.70	27,201

TOTAL RCN	1,175,169
CONDITION ELEM	CD

EFF.YR/AGE	1996 / 26	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$869,600