

Key: 2016

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.053

LEG
AL
LAND

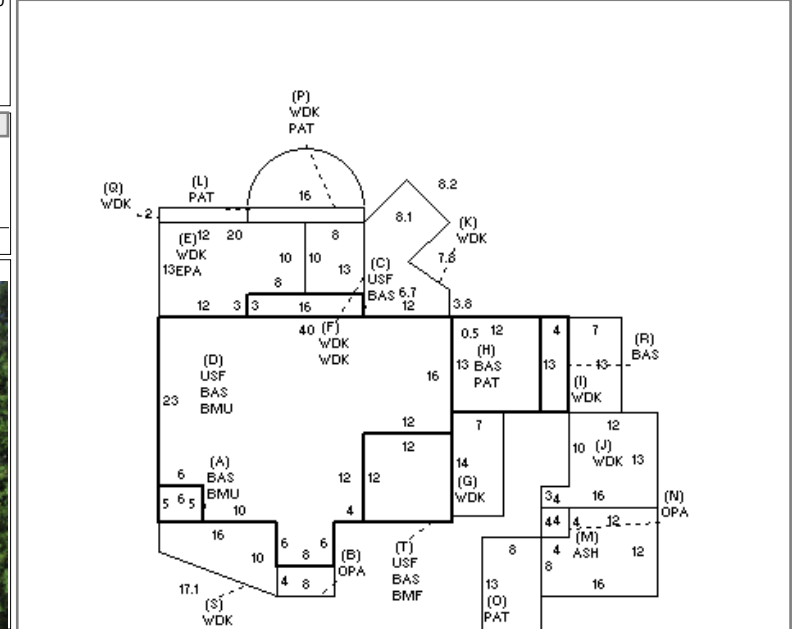
CURRENT OWNER		PARCEL ID		LOCATION	
C M J REALTY TRUST TRS: JERACE CHARLOTTE L PO BOX 539 TRURO, MA 02666-0539		43-144-0		4 SANDY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
C M J REALTY TRUST		09/20/2001	99		14248-108
JERACE CHARLOTTE K		01/24/1995	J		9533-032

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 %
CYC		30	CHECK DATA		06/29/2023	LG	0 0
22-116X	03/08/2022	90	BP NVC	7,582	11/15/2022	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
08-202	10/16/2008	90	BP NVC	8,000	05/15/2009	JH	100 100
05-182	10/20/2005	2	ADDITION	25,000	05/14/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	522,145	1.00	1.00	V6	1.45		404,660
300	A	0.005	12	1.00	1	39,875	1.00	1.00	V6	1.45		200

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NO VIEW FROM GROUND BUT NO ACCESS TO 2ND FLR.	LAND	404,900	352,000			
Inf1	NO ADJ		BUILDING	914,400	737,500			
Inf2	NO ADJ		DETACHED	28,900	27,500			
			OTHER	0	0			
			TOTAL	1,348,200	1,117,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18 E	1.00 18*36	1997	648	37.91	24,600
PTD	G	1.18 E	1.00 @ POOL-IRREG	1997	984	2.71	2,700
WDK	G	1.18 E	1.00 @ POOL-IRREG	1997	120	12.98	1,600



BLDG COMMENTS
Woodstove in Living Room, two minisplits.

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/29/2023	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,306,221	
NET AREA	2,610	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,024		98.67	101,042	CONDITION ELEM	CD	
\$NLA(RCN)	\$500	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	48		161.75	7,764			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,424	1986	425.87	606,439	EFF.YR/AGE	1988 / 34	
STORIES(FAR)	2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,186	1986	331.54	393,211	COND			30 30 %
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	E	EPA	N	ENCL PORCH	236		178.51	42,129	FUNC			0
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	1,078		64.46	69,488	ECON			0
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	+	PAT	N	PATIO	393		21.27	8,360	DEPR			30 % GD 70
FIXTURES	11	\$7,700	FUEL SOURCE	1	OIL	1.00	M	ASH	N	ATT SHED	176		59.92	10,545	RCNLD			\$914,400
UNITS	1	1.00					T	BMF	N	BSMT FINISH	144		204.31	29,421				
								F22	O	FPL 2S 2OP	1		30,122.70	30,123				
								ODS	O	OUT DOOR SHOWER	1		0.00					