

Key: 2044

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.081

LEGAL


LAND

CURRENT OWNER		PARCEL ID		LOCATION	
17 MORRIS AVENUE REALTY TRUST TRS: Daniel P & Eliane G LeClair 8 AUTUMN LN WAYLAND, MA 01778		43-172-0		17 MORRIS AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
17 MORRIS AVENUE REALTY T		11/07/2016	F	1 30070-211	
LECLAIR DANIEL P & ELAINE		06/28/1996	QS	232,000 10277-120	
CARLO-HESE		12/29/1994	QS	65,000 9501-152	

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 %
22-255X	06/14/2022	90	BP NVC	2,060	09/14/2023	LG	100 100
21-051X	02/08/2021	90	BP NVC	6,512	11/05/2021	LG	100 100
20-017X	01/17/2020	90	BP NVC	750	07/30/2020	LG	100 100
19-336X	10/22/2019	90	BP NVC	750	01/22/2020	LG	100 100
95-015	02/15/1995	1	SINGLE FAM R	85,000	07/08/1996		100 100

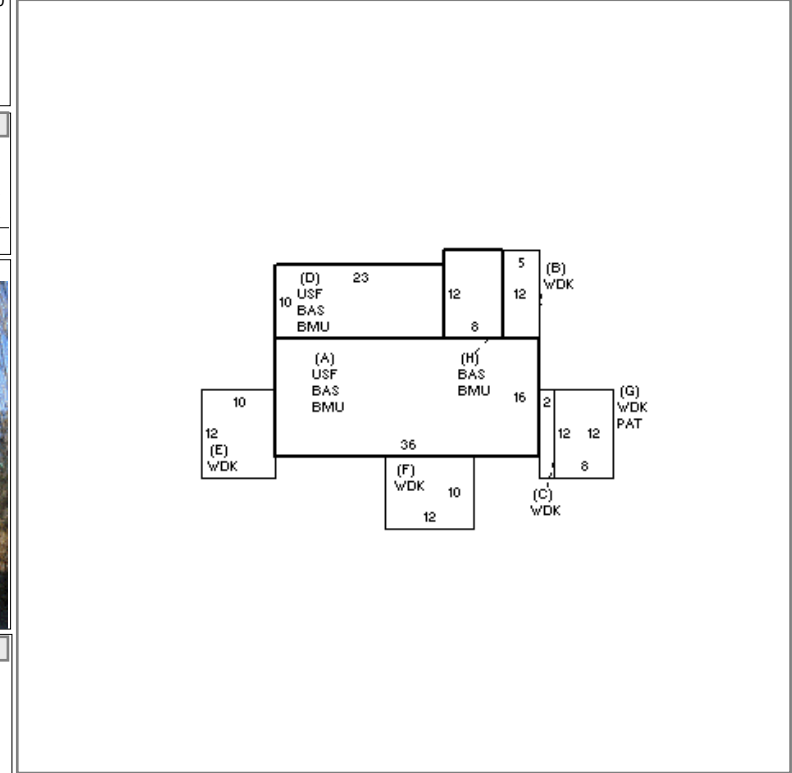
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1 1.00	1 1.00	414,115	1.00	1 1.00	V4	1.15		320,940
300	A	0.005	12 1.00	1 1.00	1 1.00	31,625	1.00	1 1.00	V4	1.15		160

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	321,100	279,200
Inf1	NO ADJ		BUILDING	536,300	441,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	857,400	720,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/22/2020
									

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/3/2014	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
HAS 2 MINI-SPLIT UNITS (1 IN K/LR & 1 IN BR).						



DETACHED

BUILDING

YEAR BLT	1995	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	734,625
NET AREA	1,708	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	902		93.03	83,913	CONDITION ELEM	CD
\$NLA(RCN)	\$430	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	902	1995	391.94	353,527		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	806	1995	302.26	243,622		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	420		62.04	26,056		
				FLOOR COVER	3	W/W CARPET	1.00	G	PAT	N	PATIO	96		25.97	2,493		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		19,413.90	19,414		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1995 / 27													
				COND 27 27 %													
				FUNC 0													
				ECON 0													
				DEPR 27 % GD 73													
				RCNLD \$536,300													