

Key: 207

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 147

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PATRICIA M CRONIN LIV TRUST & STACY M ROTONDO LIVING TRUST				5-20-0				588 SHORE RD			
4 LECLAIR DR				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
HINGHAM, MA 02043				PATRICIA M CRONIN LIV TRU				04/29/2021 V 1,250,000 34058-169			
				LANIGAN EMILY M & ELLEN				03/02/2012 V 600,000 26126-4			
				GEFTER NOMINEE TRUST THE				12/31/1998 99 6829-278+			

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	%
20-157	06/23/2020	3	REPAIR/REMOD	48,331	09/28/2020	LG	100	100
19-228	08/05/2019	4	REHAB	115,000	09/28/2020	LG	100	100
19-047X	02/20/2019	6	SHED	8,000	04/19/2019	LG	100	100
12-110	04/24/2012	3	REPAIR/REMOD	1,000	02/06/2013	FC	100	100
12-046	03/06/2012	90	BP NVC	8,200	02/06/2013	FC	100	100

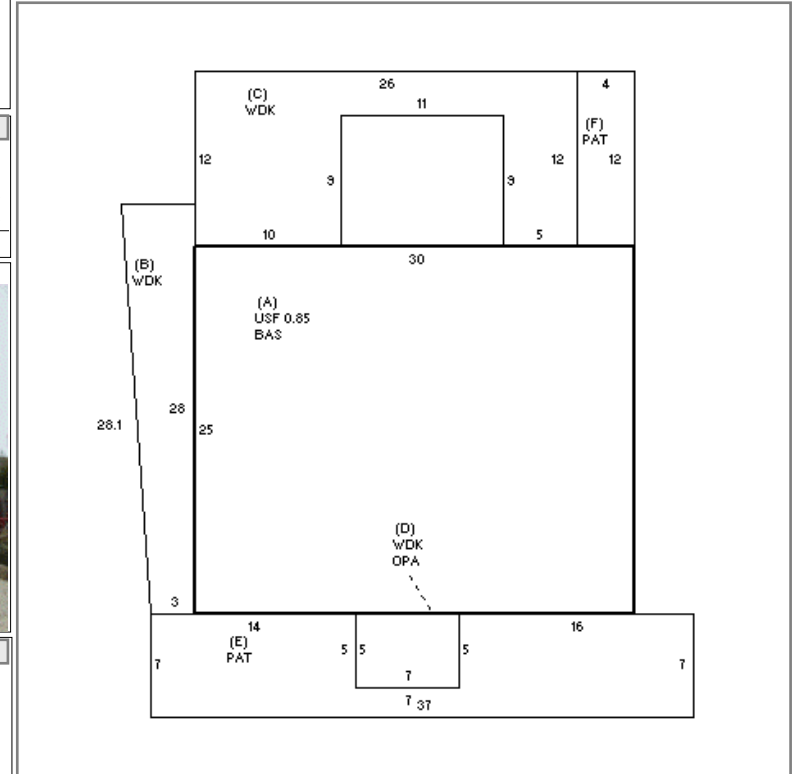
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.320	10	1.00	1	2,070,575	1.85	1	1.00	WF1	5.75	1,223,660

TOTAL	13,939 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE			LAND	1,223,700	1,064,000	
Inf1	NO ADJ		BUILDING	577,400	477,400			
Inf2	NO ADJ		DETACHED	3,500	3,300			
			OTHER	0	0			
					TOTAL	1,804,600	1,544,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.80	E 1.00 10*12	2019	120	28.81	3,500



BLDG COMMENTS  
 9/24/2020 Post full-rehab List via phone (per C-19). Jotul LP stove, split units for a/c & heat, elec.heat in baths.  
 FY21: Data chngd from wood frame construction to masonry block.



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2020	LG
MODEL	1		RESIDENTIAL	LIST	9/24/2020	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	656,149																		
NET AREA	1,388	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	750	1945	477.28	357,961																				
\$NLA(RCN)	\$473	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	638	1945	371.87	237,253																				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	360		80.27	28,897																				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	35		177.73	6,221																				
				FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	272		24.75	6,731																				
				INT. FINISH	2	DRYWALL	1.00	GFP	O	O	GAS FIREPLACE	1		14,185.40	14,185																				
				HEATING/COOLING	9	WARM/COOL AIR	1.03																												
				FUEL SOURCE	2	GAS	1.00																												
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">2010 / 12</td> </tr> <tr> <td>COND</td> <td>12</td> <td>12 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>12</td> <td>% GD 88</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$577,400</td> </tr> </table>														EFF.YR/AGE	2010 / 12		COND	12	12 %	FUNC	0		ECON	0		DEPR	12	% GD 88	RCNLD	\$577,400	
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