**Key: 208**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 148

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CONNOLLY SUSAN & | 5-21-0 | 586 SHORE RD |
| CONNOLLY LEONARD P | | |
| 30 BEVERLY RD | | |
| CHESTNUT HILL, MA 02467 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CONNOLLY SUSAN & | 07/26/2016 | V | 635,000 | 29820-312 |
| BROTHERS SHIRLEY A TRUST | 05/21/1993 | 99 | | 8586-275+ |
| BROTHERS SHIRLEY A ET AL | 10/07/1992 | 99 | | 8242-222 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| NP | | 3 | REPAIR/REMOD | | 05/04/2022 | JN | 100 | 100 |
| 21-218 | 06/22/2021 | 90 | BP NVC | 200 | 07/29/2021 | LG | 100 | 100 |
| 20-329 | 11/03/2020 | 3 | REPAIR/REMOD | 8,000 | 04/13/2021 | LG | 100 | 100 |
| 18-453X | 12/27/2018 | 90 | BP NVC | 1,360 | | | 100 | 100 |
| 17-307 | 11/16/2017 | 3 | REPAIR/REMOD | 46,300 | 05/17/2018 | LG | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.260 | 10 1.00 | 90 0.90 | 1 1.00 | 1,863,518 | 2.13 | 1 1.00 | WF1 5.75 | | | 1,034,000 |

| TOTAL | 11,326 SF | ZONING | LBP | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BEACH POINT |
| Infl1 | 90% |
| Infl2 | NO ADJ |

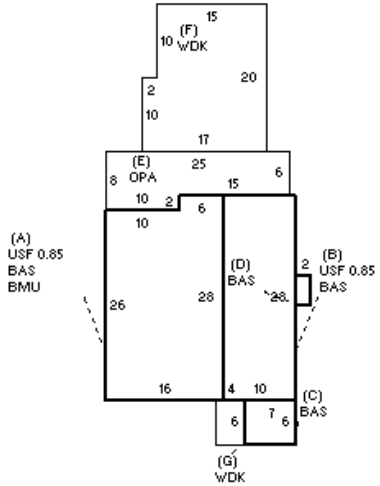
NOTE: FY06 abtmt = 10% adj for encroachment.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,034,000 | 899,100 |
| BUILDING | 465,500 | 399,500 |
| DETACHED | 700 | 700 |
| OTHER | 0 | 0 |
| TOTAL | **1,500,200** | **1,299,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 10*6 | | 60 | 16.47 | 700 |

PHOTO 04/13/2021




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.10 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/12/2018 | LG |
|---|---|---|
| LIST | 5/17/2018 | LG |
| REVIEW | 11/10/2010 | MR |

BLDG COMMENTS

Heat via splits and gas fplc & upper flr gas stove. A/C via splits. Upper floor is one room w/BA.

| YEAR BLT | 2017 | SIZE ADJ | 1.030 |
|---|---|---|---|
| NET AREA | 1,360 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $389 | OVERALL | 1.140 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 2 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| 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 | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 8 | HEAT PUMP | 1.04 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 428 | | 95.92 | 41,054 |
| + | USF | L | UP-STRY FIN | 602 | 2017 | 277.90 | 167,294 |
| + | BAS | L | BAS AREA | 758 | 2017 | 356.67 | 270,356 |
| E | OPA | N | OPEN PORCH | 170 | | 87.01 | 14,791 |
| + | WDK | N | ATT WOOD DECK | 344 | | 59.98 | 20,634 |
| | GFP | O | GAS FIREPLACE | 1 | | 10,600.70 | 10,601 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | |

| TOTAL RCN | 528,930 |
|---|---|

| CONDITION ELEM | CD |
|---|---|

| EFF.YR/AGE | 2010 / 12 | |
|---|---|---|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | | $465,500 |