

Key: 2103

Town of TRURO - Fiscal Year 2024

9/27/2023

7:11 pm

SEQ #: 2.138

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ELIANTHA LANE 2 REALTY TRUST TRS: MANICKAS ALEXA P 5 GERARD TERRACE LEXINGTON, MA 02421				45-17-0				2 ELIANTHA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELIANTHA LANE 2 REALTY TR				08/29/2014	A		28355-243				
MANICKAS ALEXA &				05/24/2010	QS	742,000	24569-296				
STERLING ANNE FAUSTO &				06/23/2005	99		19964-192				

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00	828,230	1.00 1	1.00 V8	2.30			641,880
300	A	0.065 13	1.00 1	1.00 1	1.00	63,250	1.00 1	1.00 V8	2.30			4,110

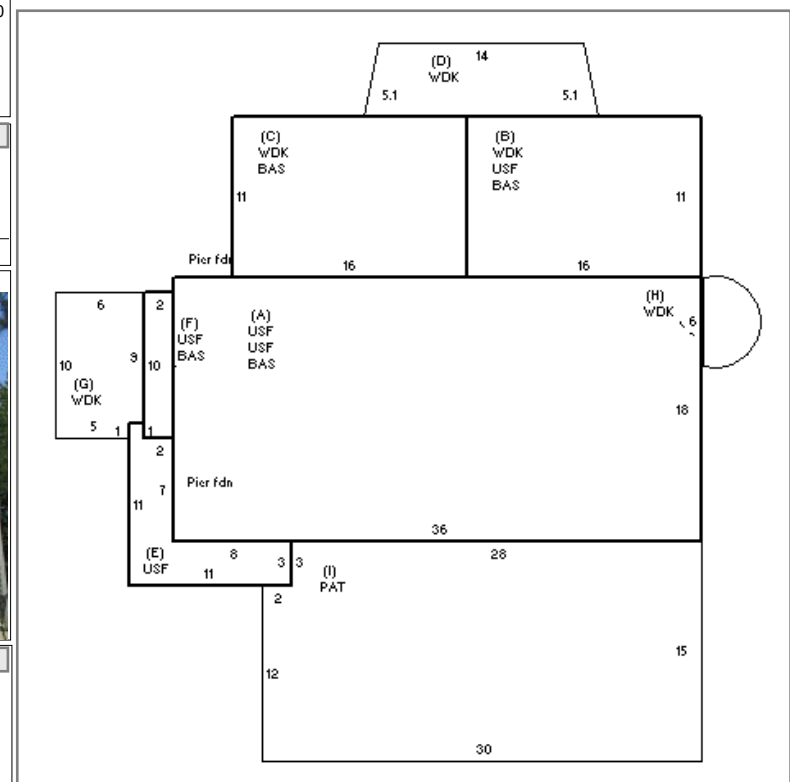
TOTAL	36,591 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	646,000	561,700
Inf1	NO ADJ		BUILDING	692,100	558,100			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	0	0	TOTAL	1,339,300	1,120,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8*12	1994	96	16.47	1,200



BLDG COMMENTS  
Access via far corner of Corn Hill Landing loop. Look for small sign at ground level to the left of what appears to be a driveway.

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 %
22-110X	03/08/2022	4	REHAB	24,077	07/14/2022	LG	100 100
21-199X	06/08/2021	4	REHAB	65,772	07/14/2022	LG	100 100
03-207	10/27/2003	90	BP NVC	6,453	11/07/2005	LVM	100 100
02-212	10/18/2002	90	BP NVC	4,000	11/07/2005	LVM	100 100
94-107	08/31/1994	6	SHED	1,200	06/26/1995		100 100



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/12/2013	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	0.990
NET AREA	2,567	DETAIL ADJ	1.000
\$NLA(RCN)	\$360	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,020	1985	405.97	414,089
EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	506		60.24	30,483
ROOF SHAPE	3	GAMBRELL	1.00	+	USF	L	UP-STRY FIN	1,547	1985	300.17	464,364
ROOF COVER	1	ASPALT SHINGLE	1.00	I	PAT	N	PATIO	444		18.71	8,308
FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	5	ELECTRIC	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	922,844
CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$692,100