

Key: 2106

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.142

LEGAL


LAND

CURRENT OWNER		PARCEL ID		LOCATION	
18 CORN HILL LANDING TRUST TRS:SILBERT LARRY & AJL LESLIE 310 HAMMOND POND PARKWAY UNIT 203 BROOKLINE, MA 02467		45-20-0		18 CORN HILL LNDG	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
18 CORN HILL LANDING TRUS		02/15/2017	P	329,500	30300-176
WATSON ALBERT R & WENDY E		03/04/1981	99		3249-252

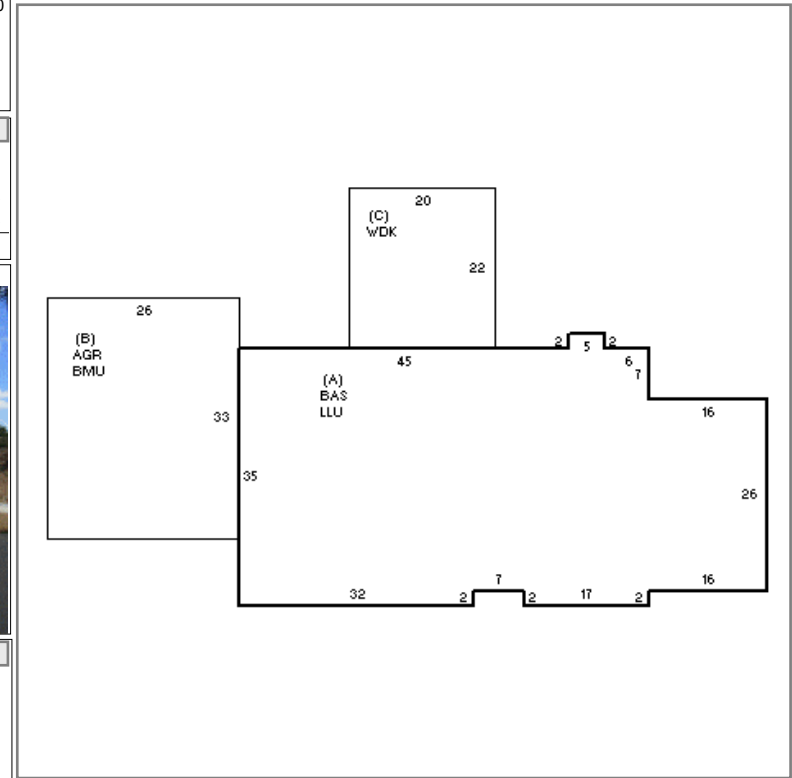
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-369	12/01/2020	9	DECK	11,000	09/01/2021	LG	100 100
17-293	10/24/2017	80	SOLAR TAXABL	41,224	02/20/2018	LG	100 100
17-038	02/13/2017	1	SINGLE FAM R	700,000	06/28/2018	LG	100 100

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	576,160	1.00	1	1.00	V5		446,520
300	A	0.023	13	1.00	1	44,000	1.00	1	1.00	V5		1,010

TOTAL	34,745 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FOR SALE 8/30/06+6/19/09@\$1M (HAS WATERVW)	LAND		447,500	389,100	
Inf1	NO ADJ	O	PER CLAIRE CARROLL RE WEBSITE+12/3/10 @\$698K	BUILDING		1,526,300	1,260,600	
Inf2	NO ADJ	T	PER DEB CAMUSO RE WEBSITE, FY07 VW INCR PER	DETACHED		0	0	
		E	REVIEW (=EST: SEE PHOTOS). FY11 VW INCR PER	OTHER		0	0	
			FIELD REV.	TOTAL		1,973,800	1,649,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/30/2018
									

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	1/14/2019	REF
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2017	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,606,598
NET AREA	2,372	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLU	N	LOWER LEVEL UNF	2,372		187.41	444,530		
\$NLA(RCN)	\$677	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	2,372	2017	387.30	918,674		
				ROOF SHAPE	4	FLAT/SHED	1.00	B	BMU	N	BSMT UNFINISHED	858		99.75	85,589		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	858		122.20	104,845		
				FLOOR COVER			1.00	C	WDK	N	ATT WOOD DECK	440		66.52	29,269		
				INT. FINISH			1.00	GFP	O		GAS FIREPLACE	1		12,490.70	12,491		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O		OUT DOOR SHOWER			0.00			
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	2017 / 5
COND	05 05%
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$1,526,300