

Key: 2110

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.147

LEGAL

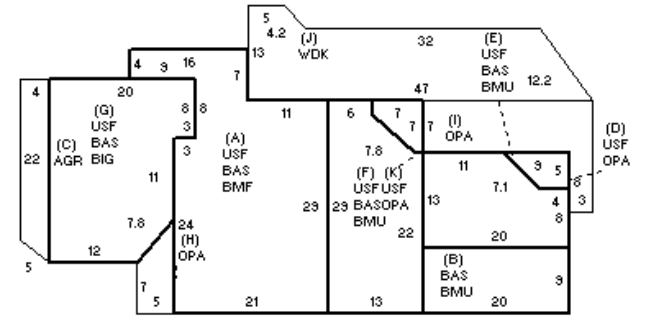
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
TALBOT GERALD R & MARLENE E 280 HOLDEN WOOD RD CONCORD, MA 01742		45-24-0		3 CORN HILL PATH								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
TALBOT GERALD R & MARLENE		12/31/2020	QS	2,600,000	333632-319							
LESCHEN ALISON S REV LIV		05/14/2007	99		22021-22							
WEITZMAN BERNARD W ET AL		09/20/1984	99		2810-232+							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00	3,420,950	1.00 1	1.00	WF2	9.50		2,651,240
300	A	0.740 13	1.00 1	1.00 1	1.00	261,250	1.00 1	1.00	WF2	9.50		193,330

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 %
23-067	02/15/2023	80	SOLAR TAXABL	123,848			0 0
22-294	07/19/2022	99	ALL OTHER	20,000			0 0
21-457	12/22/2021	1	SINGLE FAM R	1,208,589			0 0
21-388	10/26/2021	5	DEMO	32,550	12/16/2021	LG	100 100
NP	03/23/2021	20	NO PERMIT		03/23/2021	JN	100 100

TOTAL	1.515 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	12/31/2020 SF chng per Deed 33632-319. BENEFITS FROM EASEMENT OVER LOT 15 (M45-P25) REF ON DEED & SHOWN ON PLN 327-92. 3X47 WALKWAY FROM SFR TO DET WDK=N/V.			LAND	2,844,600	2,473,200
Infl1	NO ADJ	O				BUILDING	778,100	0
Infl2	NO ADJ	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	3,622,700	2,473,200

Drawn from bldg plan, verify on site.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/15/2022

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2022	LG
MODEL	1		RESIDENTIAL	LIST		
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,945,360
NET AREA	3,615	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMF	N	BSMT FINISH	679		221.37	150,307		
\$NLA(RCN)	\$538	OVERALL	1.100	EXT. COVER			1.00	+	BAS	L	BAS AREA	1,864	2022	485.15	904,327		
CAPACITY				ROOF SHAPE	7	OTHER	1.00	+	USF	L	UP-STRY FIN	1,751	2022	365.33	639,697		
STORIES(FAR)	2		1.00	ROOF COVER			1.00	+	BMU	N	BSMT UNFINISHED	751		126.57	95,053		
ROOMS	0		1.00	FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATTACHED GARAGE	94		177.56	16,690		
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	302		110.22	33,286		
BATHROOMS	4.5		1.00	HEATING/COOLING	0		1.00	G	BIG	N	BUILT-IN GARAGE	434		131.42	57,034		
FIXTURES	18	\$12,600		FUEL SOURCE	0		1.00	J	WDK	N	ATT WOOD DECK	455		79.93	36,366		
UNITS	0		1.00														

BUILDING

CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	60 UC
ECON	0
DEPR	60 % GD 40
RCNLD	\$778,100