

Key: 2114

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.151

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
ROBERT L VIVIAN JR REV TRST & BARBARA B WOOD REV TRST BOX 2005 TRURO, MA 02666		45-28-0		6 CORN HILL LNDG								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
ROBERT L VIVIAN JR REV TR		12/19/2014	A	28587-34								
VIVIAN ROBERT L		01/18/2012	99	26009-84								
VIVIAN JAY JR		05/09/1997	I	465,000	10743-134							
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	RW5 0.90	1 1.00	3,078,855	1.00	1 1.00	WF2 9.50			2,386,110
300	A	0.715 13	1.00	1 1.00	1 1.00	261,250	1.00	1 1.00	WF2 9.50			186,790

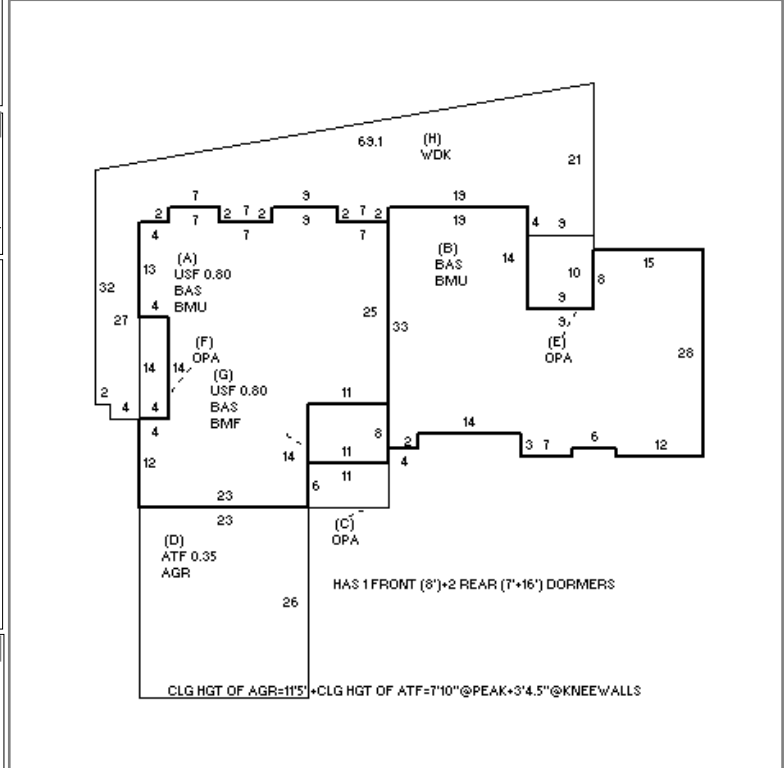
TOTAL	1.490 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE ROW=ACCESS TO BEACH FOR SUBDIV				LAND	2,572,900	2,237,000
Inf1	RIGHT OF WAY					BUILDING	1,846,300	1,583,600
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>4,419,200</b>	<b>3,820,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
7/14/2020 Interior data confirmed by wner at door (C-19). Sec D ATF used as gym. BMF is cedar closet. HEAT=GEOTHERM HEAT PUMP (RADIANT) WITH ELEC AIR HANDLERS (FHA RESISTANT HEATING)

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 %
FY2018		35	RES EXEMPT		10/01/2017		0 0
11-023	02/14/2011	80	SOLAR TAXABL	49,139	05/17/2012	FC	100 100
10-246	11/30/2010	80	SOLAR TAXABL	10,900	05/06/2011	MR	100 100
09-173	10/02/2009	1	SINGLE FAM R	1,000,000	05/17/2012	FC	100 100
09-167	09/28/2009	10	ALL OTHERS		05/24/2010	JH	100 100



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/14/2020	C19
STYLE	4	1.10	CAPE [100%]	REVIEW	6/1/2011	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,419	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,342		96.64	226,331
\$NLA(RCN)	\$614	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,430	2010	482.27	1,171,926
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	989	2010	403.58	399,141
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	212		120.94	25,639
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	598		155.70	93,110
				INT. FINISH	2	DRYWALL	1.00	D	ATF	N	FINISHED ATTIC	209		269.30	56,285
				HEATING/COOLING	8	HEAT PUMP	1.04	G	BMF	N	BSMT FINISH	88		246.15	21,661
				FUEL SOURCE	7	OTHER	1.00	H	WDK	N	ATT WOOD DECK	990		77.66	76,879
								F11	O	FPL 1S 1OP	1		18,663.40	18,663	
								ODS	O	OUT DOOR SHOWER			0.00		

TOTAL RCN	2,098,035
CONDITION ELEM	CD
EFF. YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,846,300