

Key: 2115

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.152

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLACK EDWARD G & LAMB SARAH E 1 ALPINE TERRACE NEEDHAM, MA 02492-3917				45-29-0				5 CORN HILL LNDG			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLACK EDWARD G & PELLETIER JOHN E & LEIGH				04/06/2010	QS	755,000	24468-9				
				11/02/2001	QS	700,000	14404-302				
				11/01/2001	99		14404-298				

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	%
13-269	10/23/2013	3	REPAIR/REMOD	120,000	09/22/2014	FC	100	100
10-259	12/15/2010	10	ALL OTHERS	36,000	03/13/2012	FC	100	100
		20	NO PERMIT		12/03/2010	MR	100	100
04-021	02/24/2004	90	BP NVC	2,000	05/21/2007	JH	100	100

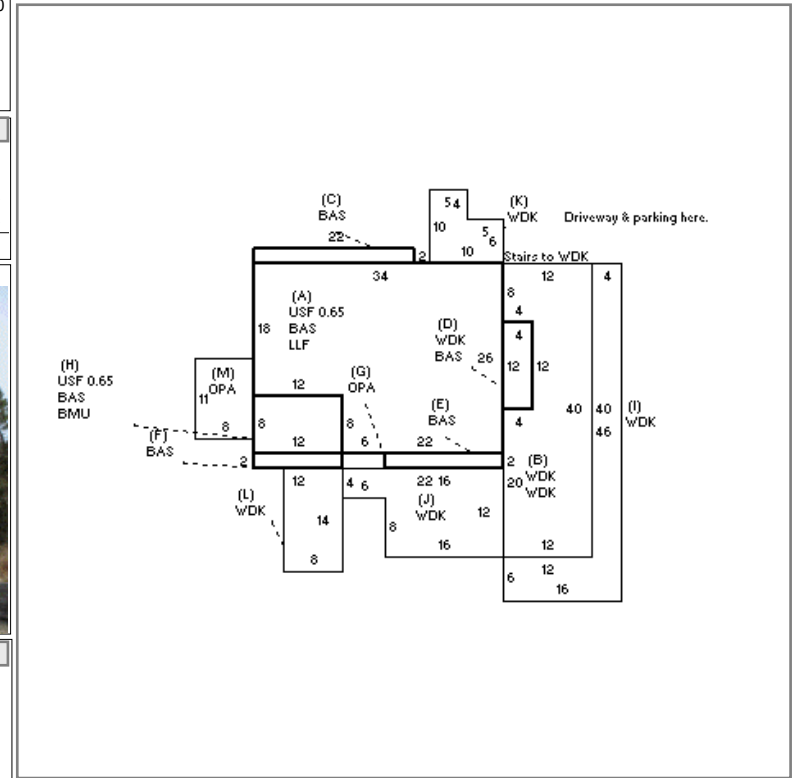
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	828,230	1.00	1	1.00	V8	2.30	641,880
300	A	0.015	13	1.00	1	63,250	1.00	1	1.00	V8	2.30	950

TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE HTB ON GRAVEL IN FRONT YARD.				LAND	642,800	558,900
Inf1	NO ADJ		LAND	670,400	551,700			
Inf2	NO ADJ		DETACHED	3,000	2,900			
			OTHER	0	0			
			TOTAL	1,316,200	1,113,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10	2010	80	16.47	1,000
HTB	A	1.00	A 0.75	2010	1	2,730.40	2,000



BLDG COMMENTS
LLF=UNHEATED BR+FULL BATH+REC RM.



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/22/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	906,006
NET AREA	2,395	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	788	1986	257.10	202,594	CONDITION ELEM	CD
\$NLA(RCN)	\$378	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	575	1986	300.93	173,035		
CAPACITY				STORIES(FAR)		ROOF SHAPE	1.00	+	WDK	N	ATT WOOD DECK	1,576		56.73	89,414		
	1.65		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,032	1986	382.33	394,564		
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	100		112.90	11,290		
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00	H	BMU	N	BSMT UNFINISHED	96		102.82	9,871		
BATHROOMS	3		1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		18,938.00	18,938			
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER			0.00				
UNITS	1		1.00														
EFF.YR/AGE																1996 / 26	
COND																26 26 %	
FUNC																0	
ECON																0	
DEPR																26 % GD 74	
RCNLD																\$670,400	