

Key: 2118

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.156

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
EGAN W ERIC & MARGOT T PO BOX 1809 LENOX, MA 01240				45-32-0				4 CORN HILL LNDG				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
EGAN W ERIC & MARGOT T				09/15/2017	QS	1,915,000	30767-160					
Z H D REALTY TRUST				01/04/2013	A		27013-347 +					
Z H D REALTY TRUST				07/31/2003	99		10204-324+					
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	0.660 13	1.00	1 1.00	1 1.00	261,250	1.00	1 1.00	WF2 9.50			172,430

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 %
18-048X	02/21/2018	90	BP NVC	650	06/28/2018	LG	100 100
18-056	02/20/2018	80	SOLAR TAXABL	24,000	06/19/2018	LG	100 100
07-287	12/17/2007	10	ALL OTHERS	20,000	04/23/2009	JH	100 100

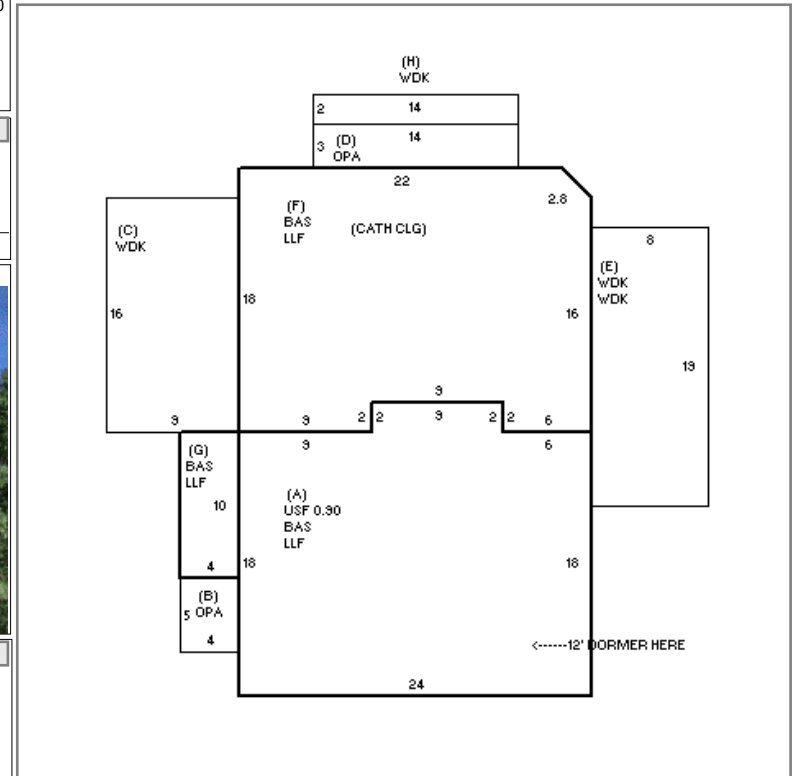
LAND

TOTAL	1.435 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	2,558,500	2,224,500
Inf1	RIGHT OF WAY		BUILDING	528,200	428,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	3,086,700	2,653,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FP'S=METAL. BBS=3 BR'S, FULL BATH, LAUNDRY and MECHANICAL RM.



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/28/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	765.504
NET AREA	2,209	DETAIL ADJ	1.005	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	902	1982	253.52	228,672		
\$NLA(RCN)	\$347	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	490	1982	384.25	188,283		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	405	1982	302.44	122,489		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	62		128.28	7,953		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	476		60.82	28,951		
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BAS AREA	412	1982	384.25	158,311		
				HEATING/COOLING	12	OTHER	1.00		F22	O	FPL 2S 2OP	1		26,646.00	26,646		
				FUEL SOURCE	3	ELECTRIC	1.00										
																EFF.YR/AGE	1985 / 37
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$528,200