

Key: 2122

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.160

LEG
LAND

CURRENT OWNER				PARCEL ID				LOCATION					
ADAMS JULIAN 2010 QPR TRUST				45-36-0				2 CORN HILL LNDG					
TRS: ADAMS JULIAN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
673 BOYLSTON ST				ADAMS JULIAN 2010 QPR TRU				02/18/2011	99	25267-237			
BOSTON, MA 02116				ADAMS JULIAN				11/20/2006	P	1,975,000	21540-297		
				SELDEN RICHARD F &				03/08/1999	J	12110-295			

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	%
21-385	10/26/2021	80	SOLAR TAXABL	230,000	06/02/2022	LG	100	100
19-361	11/05/2019	70	POOL	65,000	07/28/2020	LG	100	100
19-352	10/30/2019	9	DECK	150,000	07/28/2020	LG	100	100
16-307	12/21/2016	10	ALL OTHERS	30,000	05/01/2017	LG	100	100
07-144	07/03/2007	1	SINGLE FAM R	1,500,000	04/23/2009	JH	100	100


LAND

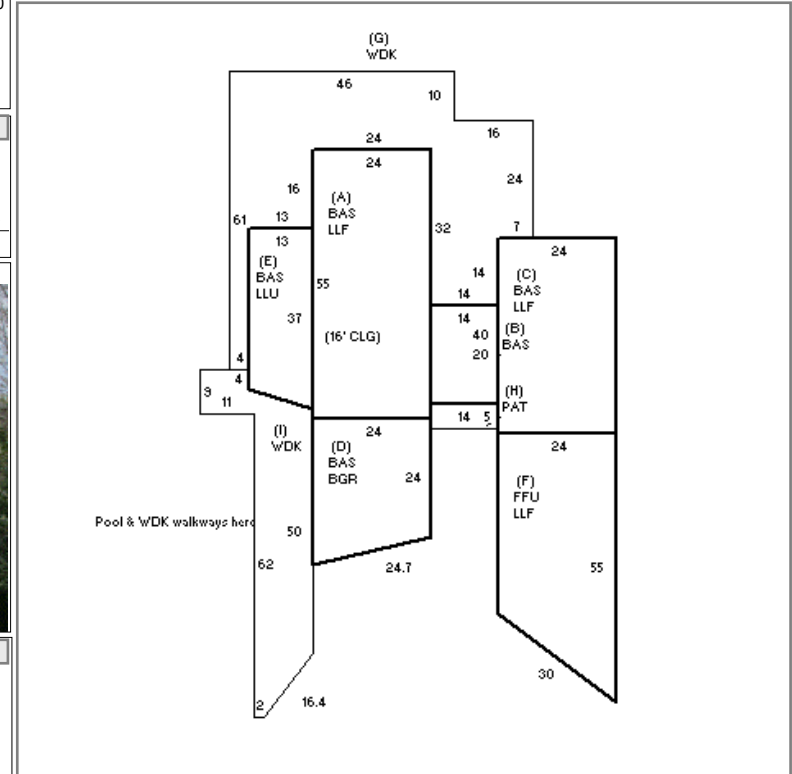
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1.00	1	1.00	WF2	9.50		2,651,240
300	A	0.905	13	1.00	1	1.00	1	1.00	WF2	9.50		236,430

DETAILED

TOTAL	1.680 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		NOTE				LAND	2,887,700	2,510,700
Inf1	NO ADJ			LAND	3,827,400	3,283,300			
Inf2	NO ADJ			DETACHED	14,000	13,300			
				OTHER	0	0			
				TOTAL	6,729,100	5,807,300			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/26/2023
SPG	G	1.18	A 0.75 7*58	2020	406	46.03	14,000		



BUILDING	CD	ADJ	DESC	MEASURE	8/29/2014	FC
MODEL	1		RESIDENTIAL	LIST	8/29/2014	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	99	1.00	N/A [100%]			

BLDG COMMENTS	
GREEN HOME.	

YEAR BLT	2008	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	4,450,421
NET AREA	8,151	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	3,384	2008	395.79	1,339,342		
\$NLA(RCN)	\$546	OVERALL	1.150	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	1,320	2008	611.65	807,379		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	2,343	2008	611.65	1,433,100		
				ROOF COVER	9	OTHER	1.00	D	BGR	N	SF BSMT GARAGE	648		194.05	125,745		
				FLOOR COVER	1	HARDWOOD	1.00	E	LLU	N	LOWER LEVEL UNF	455		340.05	154,722		
				INT. FINISH	1	PLASTER	1.00	F	FFU	L	BAS AREA UNFIN	1,104	2008	267.44	295,259		
				HEATING/COOLING	10	HOT/COLD WATER	1.05	+	WDK	N	ATT WOOD DECK	2,602		98.49	256,268		
				FUEL SOURCE	3	ELECTRIC	1.00	H	PAT	N	PATIO	70		49.72	3,481		
									GFP	O	GAS FIREPLACE	1		19,726.20	19,726		

CONDITION ELEM	CD
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$3,827,400