

Key: 2123

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.161

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
GNATOVICH ROCK S & STANA M 413 COMMONWEALTH AVE UNIT 3 BOSTON, MA 02215										45-37-0				57 CORN HILL RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
GNATOVICH ROCK S & STANA										05/09/2008	QS	750,000	22894-236						
BALCAZAR DAWN E										07/09/2004	99		18813-87						
SELDEN RICHARD F &										04/30/1998	QS	170,000	11394-320						
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	1,080,300	1.00	1	1.00	V13	3.00	837,230							
300	A	0.225	13	1.00	1	82,500	1.00	1	1.00	V13	3.00	18,560							

LAND

TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	LITTLE PAMET RIVER VIEW+ONLY PEEK OF BAY PER Nov 2021 & Nov 2012 LIST.			LAND	855,800	744,100
Inf1	NO ADJ		BUILDING	2,043,100	1,751,900			
Inf2	NO ADJ		DETACHED	23,200	22,100			
			OTHER	0	0			
TOTAL			2,922,100	2,518,100				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18 E 1.00	11*52	2011	572	40.55	23,200

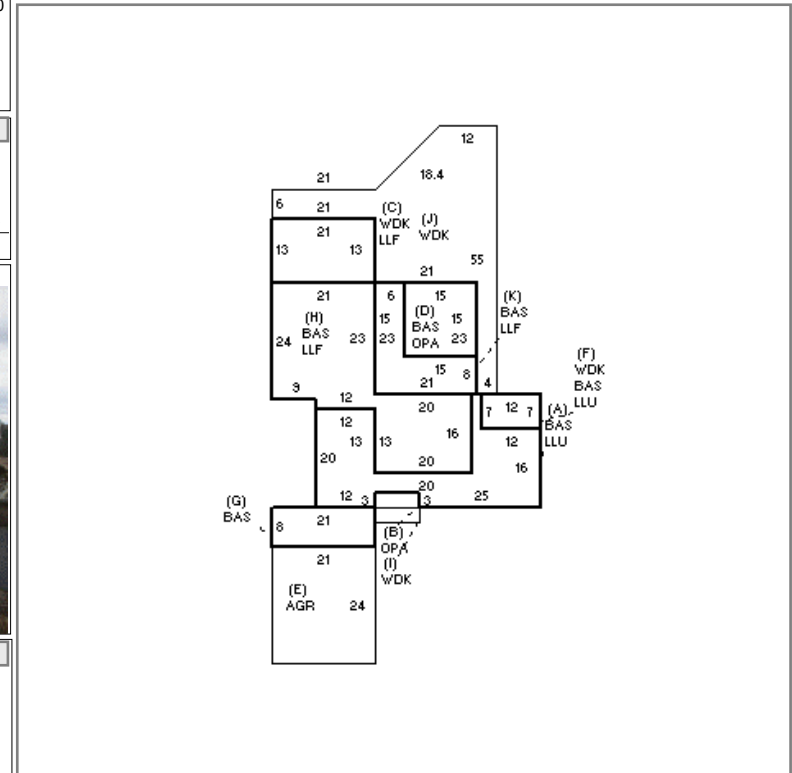


BLDG COMMENTS
12/8/2021 Owner confirmed interior data over phone (C-19).

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	12/8/2021	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
12-255	10/18/2012	80	SOLAR TAXABL	54,331	01/08/2013	FC	100 100
11-257	12/06/2011	70	POOL	92,000	11/19/2012	FC	100 100
11-194	09/27/2011	1	SINGLE FAM R	1,027,000	11/19/2012	FC	100 100
07-290	12/18/2007	1	SINGLE FAM R	250,000	10/10/2008	FC	100 100



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YEAR BLT	2012	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,270,125				
NET AREA	3,553	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	675		306.79	207,084	CONDITION ELEM CD					
\$NLA(RCN)	\$639	OVERALL	1.030	EXT. COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	252		140.99	35,530						
				ROOF SHAPE	4	FLAT/SHED	1.00	+	LLF	L	LOWER LEVEL FIN	1,379	2012	390.91	539,063						
				ROOF COVER	7	ROLL	1.00	E	AGR	N	ATTACHED GARAGE	504		185.65	93,566						
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	2,174	2012	574.21	1,248,325						
				INT. FINISH	1	PLASTER	1.00	+	WDK	N	ATT WOOD DECK	1,318		90.53	119,323						
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		18,132.70	18,133						
				FUEL SOURCE	2	GAS	1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE		2012 / 10	
STORIES(FAR)		1	1.00															COND	10 10 %		
ROOMS		7	1.00															FUNC	0		
BEDROOMS		4	1.00															ECON	0		
BATHROOMS		3.5	1.00															DEPR	10	% GD	90
FIXTURES		13	\$9,100															RCNLD		\$2,043,100	
UNITS		0	1.00																		