

Key: 2134

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.172

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CEREL ADAM & AMY 2 KATE DRIVE ACTON, MA 01720				45-38-17				10 SECOND LANDING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CEREL ADAM & AMY				06/19/2013	QS	780,000		27475-229			
PHILLIPS LAWRENCE S				02/18/1993	QS	230,000		8449-115			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-060	03/21/2013	10	ALL OTHERS	60,000	08/19/2013	FC	100	100
05-036	04/05/2005	90	BP NVC	75,000	05/18/2006	WL	100	100
93-019	03/01/1993	4	REHAB	15,000	06/07/1993		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE CORN HILL COTTAGES CONDO				LAND	0	0
Inf1			BUILDING	1,449,200	1,260,400			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,449,200</b>	<b>1,260,400</b>

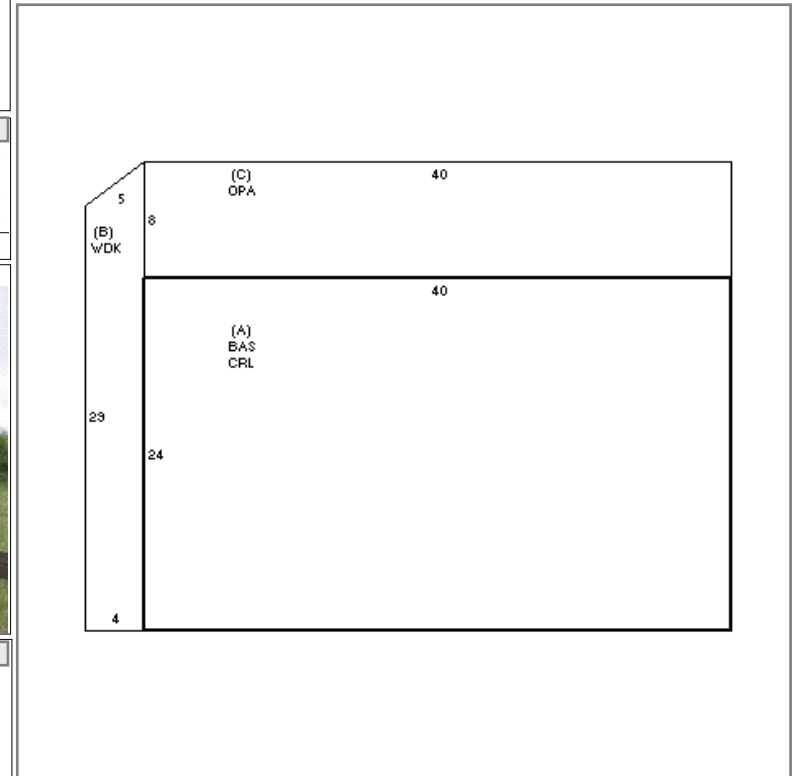
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 06/02/2022

**BLDG COMMENTS**  
ON BLUFF. HAS OUTDOOR SHOWER. UNIT 17.  
BLDG MARKED AS #12 AND #17.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2022	LG
MODEL	10		CONDO	LIST	8/19/2013	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	0.885	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,767,369
NET AREA	960	DETAIL ADJ	2.450	COMPLEX	5	CORN HILL	1.65	A	CRL	N	CRAWL	960		18.20	17,472	CONDITION ELEM	CD
\$NLA(RCN)	\$1,841	OVERALL	1.000	CONDO STYLE	7	RANCH	1.10	A	BAS	L	BASE CONDO AREA	960	1958	1,798.18	1,726,256		
				BASEMENT	4	CRAWL	1.00	B	WDK	N	ATT WOOD DECK	122		36.50	4,453	INTERIOR	A
				HEATING	99	N/A	1.00	C	OPA	N	OPEN PORCH	320		53.40	17,088	KITCHEN	A
				FUEL SOURCE	99	N/A	1.00									BATHS	A
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35										
																EFF.YR/AGE	1965 / 57
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$1,449,200