

Key: 2139

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.177

LEG  
AL  
LAND

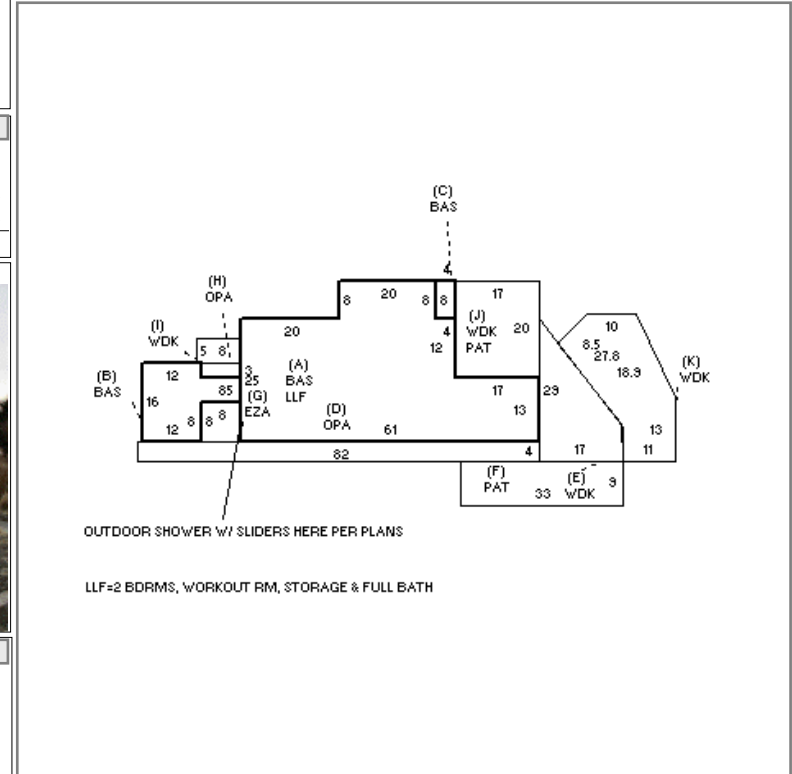
CURRENT OWNER				PARCEL ID				LOCATION			
SECOND LANDING WAY RLTY TRUST TRS: CONKLIN JEFFREY M 398 COLUMBUS AVENUE BOX 167 BOSTON, MA 02116				45-41-0				2 SECOND LANDING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SECOND LANDING WAY RLTY T				05/13/2008	99		22904-192				
CONKLIN JEFFREY M				08/15/2005	99		20155-321+				
CONKLIN JEFFREY &				07/30/2001	QS	595,000	14085-276				

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	%
CYC	05/25/2023	30	CHECK DATA		02/15/2023	LG	100	100
		20	NO PERMIT		03/13/2012	FC	100	100
11-076	05/04/2011	80	SOLAR TAXABL	39,000	03/13/2012	FC	100	100
08-114	06/04/2008	6	SHED	10,000	04/23/2009	JH	100	100
07-SM07	06/26/2007	50	SPLIT SUB				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.604	13	1.00	1	1,296,360	1.19	1	1.00	V16	3.60	930,280

TOTAL	26,293 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	FY09 ACRGE CHNG PER LAND SWAP W/45-39 ON 2007 PLAN & DEEDS			LAND	930,300	808,900
Inf1	NO ADJ		BUILDING	1,186,800	976,500			
Inf2	NO ADJ		DETACHED	9,100	3,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>2,126,200</b>	<b>1,789,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	G 0.90 10*17	2008	170	18.34	2,800
WDK	G	1.18	G 0.90 6*17		102	12.98	1,200
HTB	E	1.80	G 0.90 6*14	2022	1	4,914.72	4,400
PTD	E	1.80	E 1.00 FIREPIT 12*1	2022	168	4.14	700



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/29/2014	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplits (3)

DE  
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A  
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G

YEAR BLT	1958	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,412,842
NET AREA	3,226	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,481	1958	301.49	446,511	CONDITION ELEM	CD
\$NLA(RCN)	\$438	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,745		458.94	800,850		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	OPA	N	OPEN PORCH	352		103.73	36,514		
				ROOF COVER	7	ROLL	1.00	+	WDK	N	ATT WOOD DECK	1,124		70.52	79,267		
				FLOOR COVER	4	TILE	1.00	+	PAT	N	PATIO	637		20.54	13,081		
				INT. FINISH	2	DRYWALL	1.00	G	EZA	N	ENCL BRZWAY	64		208.90	13,369		
				HEATING/COOLING	16	RAD/DCTLS AC	1.03	F11	O	FPL 1S IOP	1		16,949.00	16,949			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				
								ODS	O	OUT DOOR SHOWER	2		0.00				
				CAPACITY		UNITS	ADJ										
STORIES(FAR)		1	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2.5	1.00														
FIXTURES		9	\$6,300														
UNITS		1	1.00														
EFF.YR/AGE		2006 / 16															
COND		16 16 %															
FUNC		0															
ECON		0															
DEPR		16 % GD 84															
RCNLD		\$1,186,800															