

Key: 2145

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FORTIER GERALD & DEBRA 49 SOUTH SUMMER ST NOTTINGHAM, NH 03290				45-47-0				2 CORN HILL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORTIER GERALD & DEBRA				11/04/2020	QS	2,900,000	33436-82				
GILMARTIN CONSTRUCTION TR				10/25/2011	99		25780-348				
GILMARTIN JOAN A PETERS				07/05/2007	99		22164-349				

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 %
NP	03/23/2021	3	REPAIR/REMOD		03/23/2021	JN	100 100
21-078	03/08/2021	2	ADDITION	750,000	09/01/2021	LG	100 100
17-319X	12/04/2017	4	REHAB	20,000	07/31/2018	LG	100 100
08-168	09/05/2008	6	SHED		05/24/2010	JH	100 100
06-087	05/03/2006	90	BP NVC	6,000	05/21/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.560	13	1.00	1	3,420,950	1.25	1	1.00	WF2	9.50	2,398,500

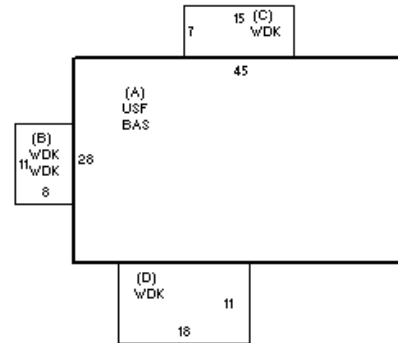
TOTAL	24,394 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	2,398,500	2,085,500
Infl1	NO ADJ		LAND	1,381,000	1,184,600			
Infl2	NO ADJ		BUILDING	400	400			
			OTHER	0	0			
TOTAL						3,779,900	3,270,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	A 0.75 8X18+8X10		224	2.30	400	09/01/2021



BUILDING	CD	ADJ	DESC	MEASURE	4/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/28/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/3/2010	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	1,260	1997	672.96	847,930
EXT. COVER	14	OTHER	1.00	A	USF	L	UP-STRY FIN	1,260	1997	510.61	643,373
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	479		107.57	51,527
ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE	1		20,199.20	20,199
FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								



YEAR BLT	1997	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,520	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$623	OVERALL	1.130	EXT. COVER	14	OTHER	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	2.5		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	9		\$6,300	FUEL SOURCE	2	GAS	1.00
UNITS	0		1.00				

TOTAL RCN	1,569,330
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,381,000