

Key: 2146

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.184

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERRY CLAIRE A LIVING TRUST TRS: PERRY CLAIRE A PO BOX 1016 TRURO, MA 02666-1016				45-48-0				52 CORN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRY CLAIRE A LIVING TRU				05/11/2011	99	25441-154					
PERRY STEPHEN R & CLAIRE				11/03/1983	99	3919-122					
LAFRANCE DIANE				12/23/1977	99	2638-259					

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 %
20-239X	09/02/2020	4	REHAB	13,900	12/08/2020	LG	100 100
20-200X	08/04/2020	4	REHAB	61,146	10/05/2020	LG	100 100
19-049X	02/25/2019	4	REHAB	12,243	06/18/2019	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
04-117	07/19/2004	70	POOL	31,000	05/18/2006	WL	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	13	1.00	RW6	0.95	1	1.00	V17	4.70		1,145,560

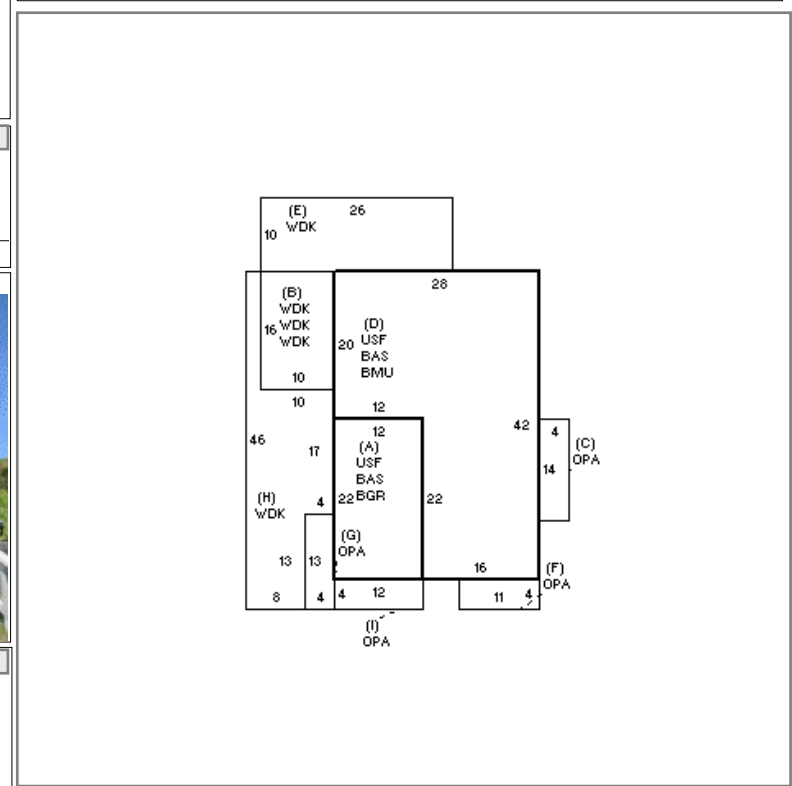
TOTAL	25,700 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	FY 14 LOC ADJ: LOT ABUTTS BUSY PUBLIC BEACH			LAND	1,145,600	996,100
Inf1	RIGHT OF WAY		PARKING LOT			BUILDING	701,100	577,300
Inf2	NO ADJ		OTHER	15,300	14,600	OTHER	0	0
						TOTAL	1,862,000	1,588,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18 A	0.75 10*33	2005	330	55.76	13,800
PTD	G	1.18 A	0.75 19*57 LESS P	2005	753	2.71	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2018	LG
MODEL	1		RESIDENTIAL	LIST	10/27/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/20/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	264		117.75	31,086
\$NLA(RCN)	\$426	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,176	1987	375.38	441,445
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	1,176	1987	286.51	336,931
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	1,080		55.70	60,160
				FLOOR COVER	3	W/W CARPET	1.00	+	OPA	N	OPEN PORCH	200		91.57	18,314
				INT. FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	912		89.10	81,259
				HEATING/COOLING	2	HOT WATER	1.02	F22	O		FPL 2S 2OP	1		26,030.70	26,031
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,001,526
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$701,100