

Key: 2148

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.186

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MCGIRR RICHARD H & LIDA BANDER 50 CHURCH ST CONCORD, MA 01742		45-49-2	39 CORN HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCGIRR RICHARD H & LIDA B		06/30/1993	QS	58,000	8653-269	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-125X	06/01/2020	90	BP NVC	3,625	08/25/2020	LG	100	100
03-018	01/29/2003	90	BP NVC	500	06/15/2007	JH	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		ROSEVILLE CONDO				LAND	0	0
Inf1		NOTE				BUILDING	546,000	475,000
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	546,000	475,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/14/2023	LG
MODEL	10		CONDO	LIST	4/22/2014	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%]			

BUILDING

BLDG COMMENTS

YEAR BLT	1932	SIZE ADJ	0.930
NET AREA	700	DETAIL ADJ	1.188
\$NLA(RCN)	\$975	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
PCT COMM INT		8.33	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	14	ROSEVILLE	1.20
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	4	CRAWL	1.00
HEATING	7	FL./WALL FURN.	0.99
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	360	1932	1,016.08	365,790
+	USF	L	UP-STRY FIN	180	1932	812.87	146,316
B	BAS	L	BASE CONDO AREA	160	1932	1,016.08	162,573
D	PAT	N	PATIO	80		9.50	760
	F11	O	FPL 1S 10P	1		4,987.00	4,987

TOTAL RCN	682,526
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 62
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$546,000

