

Key: 2149

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.187

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORN HILL REALTY TRUST TRS: ONEIL THOMAS J III ET AL 731 UNION ST ROCKLAND BEACH, MA 02370				45-49-3				39 CORN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORN HILL REALTY TRUST				08/11/2010	99		24744-336				
ONEIL THOMAS J III & JUDI				06/17/1993	QS	57,000	8632-224				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98-063	03/01/1998	10	ALL OTHERS	15,000	07/01/2000		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	533,900	464,500
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	533,900	464,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/14/2023



BLDG COMMENTS

(C) USF 0.50 BAS	10
	20
(B) BAS	8
	20
(A) USF 0.50 BAS	8
	20

(D) PAT	8
	10

BMU UNDER P/O SEC B+C HAS SAND FLR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2023	LG
MODEL	10		CONDO	LIST	5/2/2014	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1932	SIZE ADJ	0.930	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,403		
NET AREA	700	DETAIL ADJ	1.152	COMPLEX	14	ROSEVILLE	1.20	+	BAS	L	BASE CONDO AREA	360	1932	985.29	354,705	CONDITION ELEM	CD		
\$NLA(RCN)	\$953	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	+	USF	L	UP-STRY FIN	180	1932	788.23	141,882	EXTERIOR	A		
				BASEMENT	4	CRAWL	1.00	B	BAS	L	BASE CONDO AREA	160	1932	985.29	157,647	INTERIOR	A		
				HEATING	13	NO HEAT	0.96	D	PAT	N	PATIO	80		9.50	760	KITCHEN	A		
				FUEL SOURCE	8	NONE	1.00		BMU	N	BSMT UNFINISHED	157		33.90	5,322	BATHS	A		
				PLUMBING	1	STANDARD	1.00		F11	O	FPL 1S 1OP	1		4,987.00	4,987	HEAT/ELEC	A		
				VIEW/LOC	3	AVG	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$533,900