

Key: 2155

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.193

LEG  
AND

CURRENT OWNER						PARCEL ID				LOCATION					
IVES DAVID & ALLISON 186 MOSS HILL ROAD JAMAICA PLAIN, MA 02130						45-49-9				39 CORN HILL RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
						IVES DAVID & ALLISON				07/20/2020	QS	500,000	33086-154	GREINER DAVID K & JULIE A	
PADDON KATHERINE F &				01/18/2008	QS	425,000	22611-219								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/31/2023	30	CHECK DATA		04/14/2023	LG	100	100
20-122X	06/01/2020	4	REHAB	4,865	08/25/2020	LG	100	100
03-183	10/03/2003	90	BP NVC	2,327	06/15/2007	JH	100	100
02-252	12/12/2002	2	ADDITION	7,500	04/20/2004	BT	100	100
98-103	06/01/1998	10	ALL OTHERS	1,500	07/01/2000		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

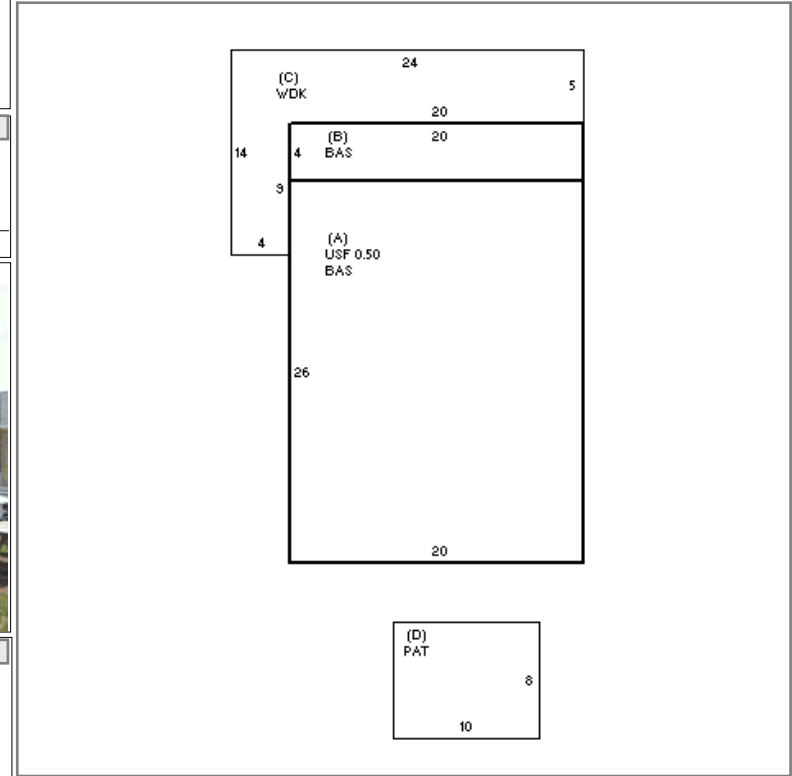
  

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		ROSEVILLE CONDO				LAND	0	0
Inf1		NOTE				BUILDING	674,900	553,000
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>674,900</b>	<b>553,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
HEAT=GAS RINNAI HEATER IN LIVING ROOM.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2023	LG
MODEL	10		CONDO	LIST	4/25/2014	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%]			

YEAR BLT	1932	SIZE ADJ	0.905	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	860	DETAIL ADJ	1.224	COMPLEX	14	ROSEVILLE	1.20
\$NLA(RCN)	\$923	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00
CAPACITY				BASEMENT	4	CRAWL	1.00
STORIES(FAR)	1.5	UNITS	1.00	HEATING	8	HEAT PUMP	1.02
ROOMS	5	ADJ	1.00	FUEL SOURCE	8	NONE	1.00
BEDROOMS	3		1.00	PLUMBING	1	STANDARD	1.00
BATHROOMS	1		1.00	VIEW/LOC	3	AVG	1.00
FIXTURES	3		\$2,100				
PCT COMM INT	8.33		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	520	1932	965.87	502,250
A	USF	L	UP-STRY FIN	260	1932	772.69	200,900
B	BAS	L	BASE CONDO AREA	80	2002	965.86	77,269
C	WDK	N	ATT WOOD DECK	156		36.50	5,694
D	PAT	N	PATIO	80		9.50	760
	F11	O	FPL 1S 10P	1		4,987.00	4,987
	ODS	O	OUTDOOR SHOWER	1		0.00	

TOTAL RCN	793,960	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	N
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1974 / 48	
COND	15	15%	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD	\$674,900		