

Key: 2325

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.373

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
3 SOUZAS WAY LLC MGRS: K KODAT & ELLEN CONKLIN PO BOX 1249 TRURO, MA 02666				46-97-0				3 SOUZAS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
3 SOUZAS WAY LLC				11/27/2018	F	100	31688-115					
KODAT KEITH E & CONKLIN E				05/11/2018	O	820,000	31259-303					
KNAPP ELLEN CUYLER				04/23/2004	99		18494-185					

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	%
SS-24-13	07/26/2023	50	SPLIT SUB		07/26/2023	JN	100	100
18-452	12/20/2018	3	REPAIR/REMOD	130,000	10/21/2019	LG	100	100
		30	CHECK DATA		08/28/2002	BT	100	100
95-057	05/01/1995	10	ALL OTHERS	8,000	06/26/1995		100	100

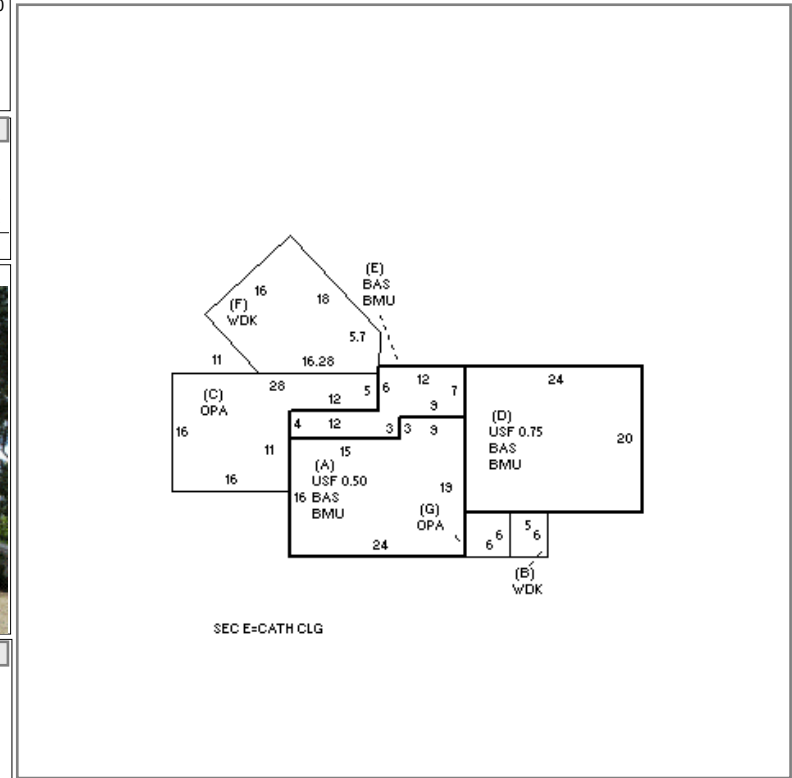
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	828,230	1.00	1	1.00	V8	2.30	641,880
300	A	0.265	14	1.00	1	63,250	1.00	1	1.00	V8	2.30	16,760

TOTAL	1.040 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER				N O T E	FY24 ANR PLAN approved Jan 2020. 5/11/18 Acreage chng per Deed Bk 301259 Pg 303.			LAND	658,600	576,000
Inf1	NO ADJ					LAND BUILDING	630,700	518,300	DETACHED	100	100
Inf2	NO ADJ					OTHER	0	0	TOTAL	1,289,400	1,094,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 AT ODS 8'8"		64	2.30	100

PHOTO 09/30/2019

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/21/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	3/13/2013	BE
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	759,862		
NET AREA	1,598	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,032		90.65	93,550	CONDITION ELEM	CD		
\$NLA(RCN)	\$476	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	891	1980	399.06	355,565				
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	566	1980	314.10	177,781				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	308		67.11	20,671				
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	352		87.10	30,661				
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BAS AREA	141	1980	399.07	56,268				
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			19,766.80	19,767				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
																EFF.YR/AGE	2005 / 17		
																COND	17 17 %		
																FUNC	0		
																ECON	0		
																DEPR	17	% GD	83
																RCNLD	\$630,700		