Key: 2355

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,406

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JEFFREY M NUNES LIVING TRUST TRS: JEFFREY M NUNES 54 STEVENS RD HUDSON, MA 01749	46-133-0	9 LONGNOOK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JEFFREY M NUNES LIVING TR	10/08/2020	A	100	33341-170
ESTATE OF ELEANOR M NUNES	07/18/1994	99		9285-018

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

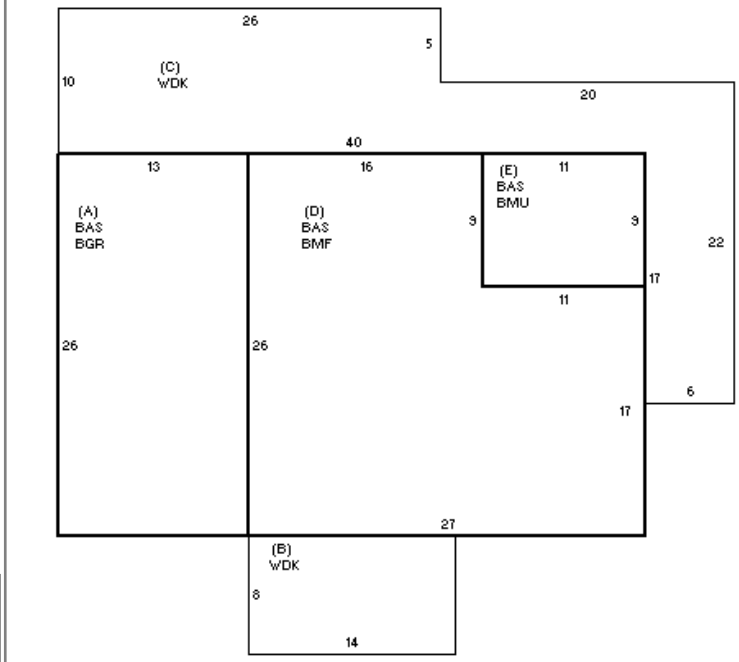
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-216X	05/30/2023	90	BP NVC	13,581	09/06/2023	LG	100	100
19-410X	12/16/2019	4	REHAB	20,000	03/13/2020	LG	100	100
89-003	01/17/1989	3	REPAIR/REMOD	3,500	12/31/1989		100	100
87-132	08/14/1987	3	REPAIR/REMOD	6,000	12/31/1987		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.630	12 1.00	RT6 0.90	1 1.00	324,090	1.15	1 1.00	R03 1.00			235,600

TOTAL	27,443 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE	INFL1 = ABUTS ROUTE 6		
Infl1	ABUTS RTE 6				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	235,600	204,900
BUILDING	322,800	274,000
DETACHED	0	0
OTHER	0	0
TOTAL	558,400	478,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/06/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2015	FC
LIST	7/22/2015	EST
REVIEW	11/29/2010	MR

BLDG COMMENTS

BMF=OPEN RM+1/2 BATH W/ FIN WALLS+ CLG+HEAT+CONC FLRS (INCLUDED IN RM/BATH COUNT).

YEAR BLT	1968	SIZE ADJ	1.040
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$443	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BGR	N	SF BSMT GARAGE	338		92.16	31,150
+	BAS	L	BAS AREA	1,040	1968	293.79	305,544
+	WDK	N	ATT WOOD DECK	574		43.60	25,024
D	BMF	N	BSMT FINISH	603		128.79	77,662
E	BMU	N	BSMT UNFINISHED	99		79.01	7,822
	F11	O	FPL 1S 1OP	1		10,477.70	10,478
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	461,180
CONDITION ELEM	CD

EFF.YR/AGE	1991 / 31	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	$322,800	