Key: 2416

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUDD CHRISTOPHER J &	46-194-0	5 FIRST DISCOVERY RD
LAVASH W. THOMAS		
PO BOX 956		
TRURO, MA 02666		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUDD CHRISTOPHER J &	08/31/2017	O	650,000	30737-116
ZINDLER JERROLD & LINDA L	08/02/2000	G	730,000	13163-076
COHEN JOEL W & SANDRA KYL	09/03/1997	QS	375,000	10930-331

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

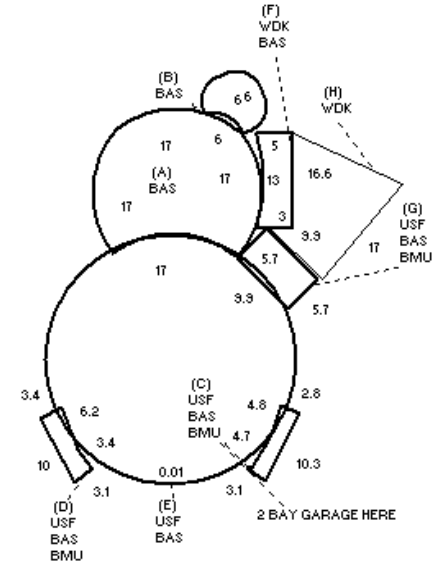
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-455	12/14/2021	70	POOL	140,000	01/17/2023	LG	100	100
21-416	11/23/2021	9	DECK	19,000	01/17/2023	LG	100	100
21-342	09/22/2021	5	DEMO	12,000	12/09/2021	LG	100	100
FY2022		35	RES EXEMPT		08/03/2021		0	0
18-293	09/06/2018	80	SOLAR TAXABL	18,590	09/15/2020	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1 1.00	1 1.00	360,100	1.00	1 1.00	R03 1.00			279,080
300	A	0.065	12 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			1,790

TOTAL	36,591 SF	ZONING	RES	FRNT	0
Nbhd	EAST TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

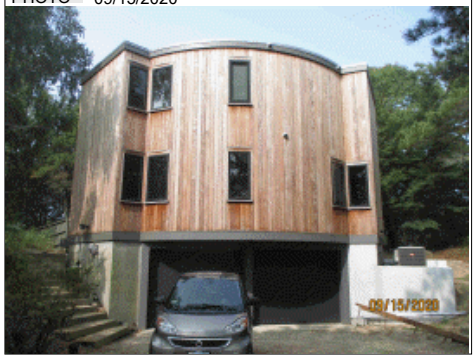
ASSESSED	CURRENT	PREVIOUS
LAND	280,900	244,200
BUILDING	1,132,600	935,600
DETACHED	44,900	1,300
OTHER	0	0
TOTAL	**1,458,400**	**1,181,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G 1.18	A 0.75	ATT HOUSE IR	2020	145	12.98	1,400
SPG	E 1.80	E 1.00	12*50	2022	600	61.85	37,100
PTD	E 1.80	E 1.00	POOL 6*57+13	2022	1,083	4.14	4,500
WDK	G 1.18	G 0.90	5*13+10*10	2022	165	12.98	1,900

PHOTO 09/15/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2020	LG
LIST	9/15/2020	LG
REVIEW	12/15/2010	MR

BLDG COMMENTS

Complete interior & exterior renovation completed 2020.
9/15/2020 New interior data at door w/owner (C-19).
Bsmnt office approx 150 SF. Architect: E. Petterson.
Roof EPDM, ipe Braz.hrdwd siding.

YEAR BLT	1976	SIZE ADJ	0.995
NET AREA	2,495	DETAIL ADJ	1.000
$NLA(RCN)	$488	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,480	1976	440.02	651,232
+	BMU	N	BSMT UNFINISHED	107		120.71	12,916
+	USF	L	UP-STRY FIN	1,015	1976	342.56	347,700
+	WDK	N	ATT WOOD DECK	229		79.92	18,303
	BMF	N	BSMT FINISH	150		211.11	31,666
	BMU	N	BSMT UNFINISHED	865		106.53	92,152
	BMG	O	BSMT GARAGE	2		10,670.30	21,341
	F22	O	FPL 2S 2OP	1		31,123.60	31,124
	MST	O	MASONRY STACK	1		4,446.00	4,446

TOTAL RCN	1,217,879
CONDITION ELEM	CD

EFF.YR/AGE	2015 / 7		
COND	07 07 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$1,132,600		