



Key: 2451

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.508

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GAVIN SEAN & JENNIFER		46-231-0		4 LESSER LN	
46 ELIOT ST		TRANSFER HISTORY		DOS	T
JAMAICA PLAIN, MA 02130				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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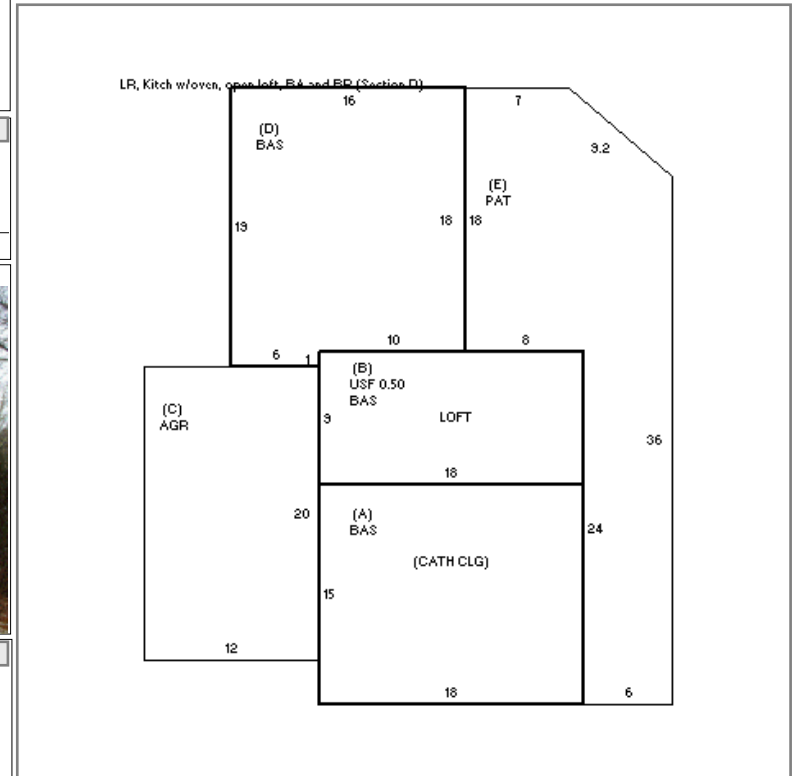
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	234,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	11/26/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/27/2019	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

I L D I N G

YEAR BLT	1990	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	266,544
NET AREA	807	DETAIL ADJ	1.015	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	432	1990	296.62	128,139	CONDITION ELEM	CD
\$NLA(RCN)	\$330	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	B	USF	L	UP-STRY FIN	81	1990	235.83	19,102		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	240		102.29	24,550		
STORIES(FAR)	1.5	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BAS	L	BAS AREA	294	2003	296.62	87,205		
ROOMS	3	1.00		FLOOR COVER	6	OTHER	1.00	E	PAT	N	PATIO	375		14.53	5,447		
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$234,600