

Key: 2456

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.515

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MYERS SUSAN M 102 SEAWALL AVE UNIT 1 BROOKLINE, MA 02446				46-236-0				7 SNOWS FIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MYERS SUSAN M				12/12/2017	F	1	30958-124				
MYERS SUSAN M & MELISSA K				04/28/2011	QS	511,050	25410-81				
CASACAROL REAL EST TRUST				10/30/2001	99		11225-77+				

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	%
01-150	09/07/2001	1	SINGLE FAM R	200,000	06/29/2003	TEG	100	100

LAND

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	414,115	1.00	1	1.00	R03	1.15	320,940
300	A	0.225	14	1.00	1	31,625	1.00	1	1.00	R03	1.15	7,120

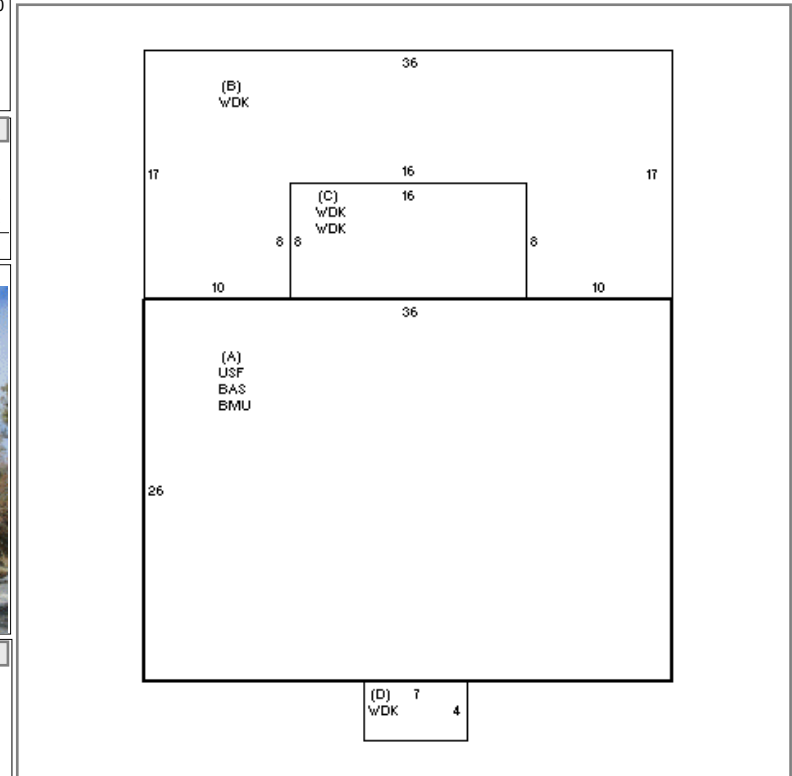
TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE			LAND	328,100	248,000	
Inf1	NO ADJ		BUILDING	599,600	493,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	927,700	741,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/30/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/18/2011	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	2001	SIZE ADJ	1.010
NET AREA	1,872	DETAIL ADJ	1.000
\$NLA(RCN)	\$405	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2.5	1.00
FIXTURES		9	\$6,300
UNITS		0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		89.61	83,872
A	BAS	L	BAS AREA	936	2001	377.51	353,349
A	USF	L	UP-STRY FIN	936	2001	291.13	272,501
+	WDK	N	ATT WOOD DECK	768		56.02	43,023
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	759,046
CONDITION ELEM	CD
EFF.YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$599,600