

Key: 2538

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.605

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
HELMER KARL & INGRID 141 CANTERBURY DR LUNENBERG, MA 01462		46-333-0		13 TOMS HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
HELMER KARL & INGRID		08/30/2016	QS	747,000	29898-85		
NADEAU THOMAS J		04/21/2015	P	325,000	28814-298		
PORTER JOAN E		03/02/1995	QS	250,000	9574-345		

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	%
15-089	04/28/2015	1	SINGLE FAM R	286,000	06/27/2017	LG	100	100

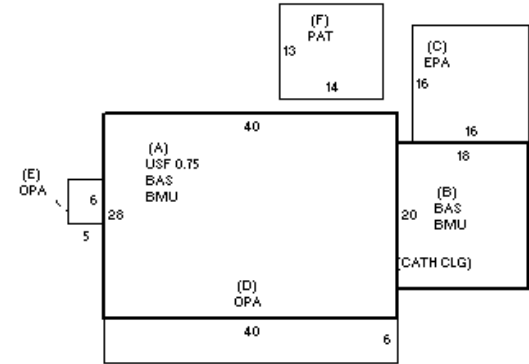
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 SH7	0.85 1	1.00	443,823	1.00 1	1.00 R08	1.45			343,960
300	A	0.145 13	1.00 SH7	0.85 1	1.00	33,894	1.00 1	1.00 R08	1.45			4,910

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	348,900	303,300
Infl1	SHAPE		BUILDING	816,400	700,400			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,165,300	1,003,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	877,856
NET AREA	2,320	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,480		70.39	104,179	CONDITION ELEM	CD
\$NLA(RCN)	\$378	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,480	2015	325.94	482,394		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	840	2015	256.39	215,369		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	EPA	N	ENCL PORCH	256		136.62	34,976		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	270		76.83	20,745		
				INT. FINISH	2	DRYWALL	1.00	F	PAT	N	PATIO	182		18.20	3,312		
				HEATING/COOLING	1	FORCED AIR	1.00		GFP	O	GAS FIREPLACE	1		9,881.10	9,881		
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.85	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
FIXTURES		10	\$7,000														
UNITS		1	1.00														
																EFF.YR/AGE	2015 / 7
																COND	07 07 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$816,400