

Key: 2547

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.614

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
97 BANYAN LAND TRUST TRS: FIORELLO JOSEPH ROBERT PO BOX 211 TRURO, MA 02666-0211		46-342-0	20 TOMS HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
97 BANYAN LAND TRUST		07/30/2003	QS	1,225,000	17363-263	
RULE FAMILY LTD PTNRSH P T		12/17/1997	F		11120-115	
RULE MARION &		08/08/1995	F		9790-106	

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	%
19-205	07/16/2019	5	DEMO	450	12/23/2019	LG	100	100
19-205	07/16/2019	1	SINGLE FAM R	900,000	12/23/2019	LG	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	13	1.00	1	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	1.355	13	1.00	1	118,250	1.00	1	1.00	RF4	4.30	160,230

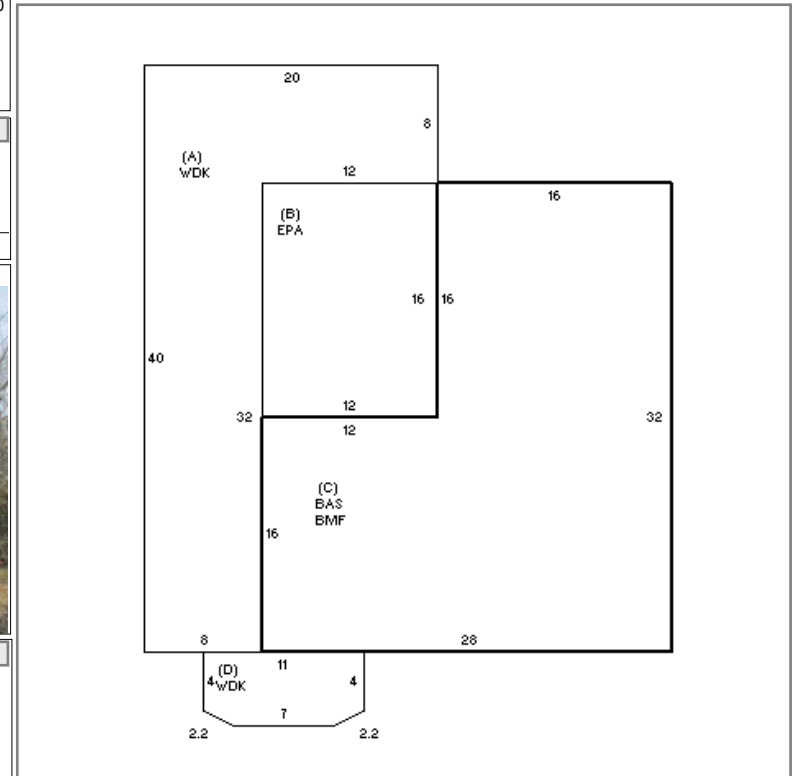
TOTAL	2.130 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE Deed restriction against subdivision per Bk 17363/263.	LAND	1,360,300	1,182,700			
Inf1	NO ADJ		BUILDING	226,800	192,600			
Inf2	NO ADJ		DETACHED	500	500			
			OTHER	0	0			
		TOTAL		1,587,600	1,375,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 UNDER WDK 6*		66	11.00	500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2012	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.060
NET AREA	704	DETAIL ADJ	1.000
\$NLA(RCN)	\$474	OVERALL	0.850
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	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	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	ATT WOOD DECK	469		43.32	20,318
B	EPA	N	ENCL PORCH	192		118.72	22,794
C	BMF	N	BSMT FINISH	704		119.98	84,465
C	BAS	L	BAS AREA	704	1900	273.68	192,673
	F11	O	FPL 1S 10P	1		9,760.50	9,761

TOTAL RCN	333,511
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$226,800