

Key: 2574

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.640

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
DOL-FIN DEVELOPMENT LLC RES AGT: LYN A PLUMMER PO BOX 1274 TRURO, MA 02666		46-369-0		8 KNIGHTS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DOL-FIN DEVELOPMENT LLC		10/19/2020	QS	955,000	()
NADEAU THOMAS J		04/15/2004	P	350,000	18458-36
KNIGHT NOMINEE TR		10/20/1997	F		11014-023

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
05-120	08/02/2005	7	GARAGE	50,000	05/22/2007	JH	100 100
04-052	04/27/2004	1	SINGLE FAM R	250,000	04/06/2006	WL	100 100

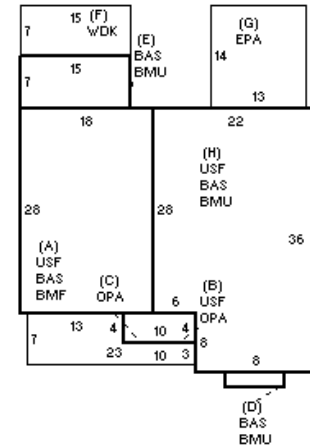
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R07	1.30		362,800
300	A	0.373	12	1.00	1	1.00	1	1.00	R07	1.30		13,330

TOTAL	1.148 Acres		ZONING	RES	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO		NOTE 10/19/2020 SF chng per Deed 33373-50. FY05 ACRGE CHG PER 2003 REDIV. PTD TO RIGHT OF SFR.	LAND			376,100	327,000	
Inf1	NO ADJ			BUILDING			911,100	748,800	
Inf2	NO ADJ			DETACHED			300	300	
				OTHER			240,500	206,600	
				TOTAL			1,528,000	1,282,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	A 0.75 13*15		195	2.30	300	06/29/2022



BLDG COMMENTS  
BMF=FAM RM. 6/29/2022 Owner confirmed interior data of both buildings at door (C-19).



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	LG	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
MODEL	1		RESIDENTIAL	LIST	6/29/2022	LG	A	BMF	N	BSMT FINISH	504		175.67	88,538
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/6/2010	MR	+	BAS	L	BAS AREA	1,369	2004	369.83	506,298
QUALITY	+	1.15	GOOD-AVE+ [100%]				+	USF	L	UP-STRY FIN	1,288	2004	280.61	361,428
FRAME	1	1.00	WOOD FRAME [100%]				+	OPA	N	OPEN PORCH	161		91.11	14,669
YEAR BLT	2004	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	+	BMU	N	BSMT UNFINISHED		865	76,685
NET AREA	2,657	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	F	WDK	N	ATT WOOD DECK		105	7,760
\$NLA(RCN)	\$418	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	G	EPA	N	ENCL PORCH		182	29,487
				ROOF SHAPE	1	GABLE	1.00	F21	O	FPL 2S 1OP		1	18,500.30	18,500
				ROOF COVER	1	ASPHALT SHINGLE	1.00	ODS	O	OUT DOOR SHOWER		1	0.00	
				FLOOR COVER	1	HARDWOOD	1.00							
				INT. FINISH	2	DRYWALL	1.00							
				HEATING/COOLING	9	WARM/COOL AIR	1.03							
				FUEL SOURCE	2	GAS	1.00							

TOTAL RCN	1,111,065
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$911,100

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TRANSFER HISTORY				DOS	T	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	%

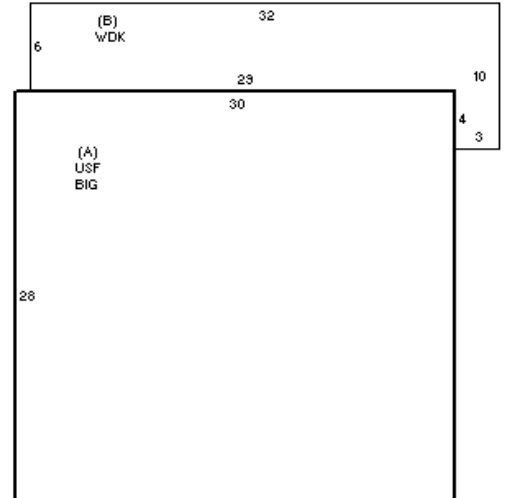
LAND

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	240,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/29/2022	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW	12/6/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Per owner 6/29/2022, has full kitchen (oven/stove, dishwasher, fridge).

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YEAR BLT	2005	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	289,730		
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BIG	N	BUILT-IN GARAGE	840		77.46	65,068	CONDITION ELEM CD			
\$NLA(RCN)	\$345	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	840	2005	250.89	210,745				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	204		57.93	11,817				
STORIES(FAR)	2		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00												
ROOMS	3		1.00	FLOOR COVER	1	HARDWOOD	1.00												
BEDROOMS	1		1.00	INT. FINISH	2	DRYWALL	1.00												
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02												
FIXTURES	3		\$2,100	FUEL SOURCE	2	GAS	1.00												
UNITS	1		1.00																
																EFF.YR/AGE	2005 / 17		
																COND	17 17 %		
																FUNC	0		
																ECON	0		
																DEPR	17	% GD	83
																RCNLD	\$240,500		