

Key: 2600

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.668

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LINCOLN FAMILY TRUST TRS LINCOLN PETER S ET AL 40 WOODLAND ROAD SCITUATE, MA 02066				47-24-0				5 CRANBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LINCOLN FAMILY TRUST				12/09/2015	A		(208192)				
LINCOLN PETER S & SUZANNE				01/20/1994	99		(132715)				


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	%
22-495X 93-91	12/07/2022 08/09/1993	90 1	BP NVC SINGLE FAM R	3,000 60,000	06/22/2023 05/23/1994	LG	100 100	100 100

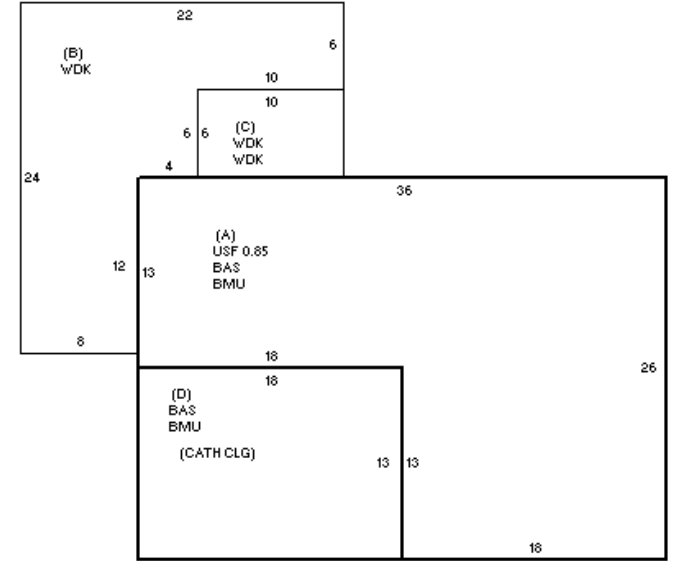
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.660	12	1.00	1	1.00	1	1.00	R05	1.00		265,570

TOTAL	28,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	265,600	230,900	BUILDING	432,700	372,300
Inf1	NO ADJ		DETACHED	0	0	OTHER	0	0
Inf2	NO ADJ		TOTAL	698,300	603,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/10/2015
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/10/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	Minisplit.		

G

YEAR BLT	1993	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	609,416	
NET AREA	1,533	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		82.37	77,096	CONDITION ELEM	CD	
\$NLA(RCN)	\$398	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	702	1993	347.01	243,602			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	597	1993	273.13	163,059		
STORIES(FAR)	1.85	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	420		54.93	23,070				
ROOMS	5	1.00	FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BAS AREA	234	1993	347.01	81,201				
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		17,188.60	17,189				
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		0.00					
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00												
UNITS	1	1.00																
																EFF.YR/AGE	1993 / 29	
																COND	29 29 %	
																FUNC	0	
																ECON	0	
																DEPR	29 % GD 71	
																RCNLD	\$432,700	