

Key: 261

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 191


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
TREE HOLDINGS 445 LLC RES AGT: ERIC SHAPIRO 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				8-16-0				445 SHORE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TREE HOLDINGS 445 LLC				10/28/2021	T	650,000	34613-63					
YOUNG MARK R & SULLIVAN G				07/08/2019	QS	420,000	32141-306					
CARON DIANE C				01/05/1999	QS	69,000	11967-276					
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.220 10	1.00	1	1.00	630,175	2.40	1	1.00	V1	1.75	332,400

LAND

TOTAL	9,583 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N	HAS ROW TO BAY OVER 8-33 PER BK 4591/290.			LAND	332,400	289,000
Infl1	NO ADJ	O	FY11=DELETED TOPO ADJ PER 2009 M+L+ADDED			BUILDING	265,600	228,300
Infl2	NO ADJ	T	VW (LAKE BUT NO BAY) PER FIELD REVIEW.			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	598,000	517,300

DETACHED

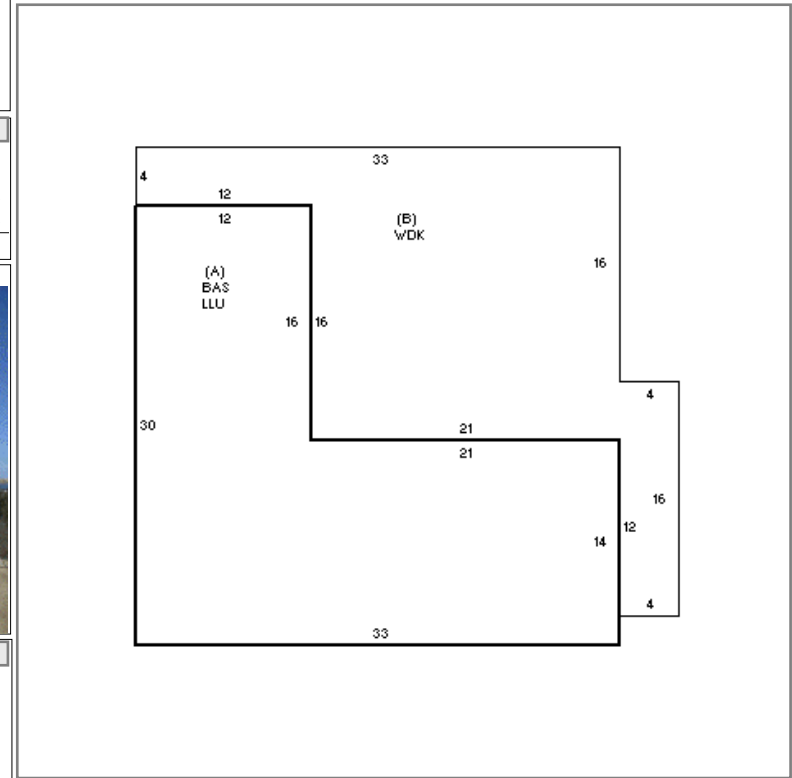
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/18/2020
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2017	LG
MODEL	1		RESIDENTIAL	LIST	9/21/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,565
NET AREA	654	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	654		160.29	104,831		
\$NLA(RCN)	\$521	OVERALL	0.990	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	654	1950	318.76	208,470		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	532		47.30	25,165		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01										
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															

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 %
23-086X	03/06/2023	90	BP NVC	2,000	06/15/2023	LG	100 100
NP		3	REPAIR/REMOD		03/14/2022	JN	100 100
19-394	11/27/2019	3	REPAIR/REMOD	15,000	10/21/2020	LG	100 100
15-309	12/14/2015	90	BP NVC	4,770	12/07/2016	LG	100 100
01-167	10/02/2001	90	BP NVC	500	01/01/2002		100 100



BLDG COMMENTS

EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$265,600