

Key: 2694

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.771

LEGAL

LAND

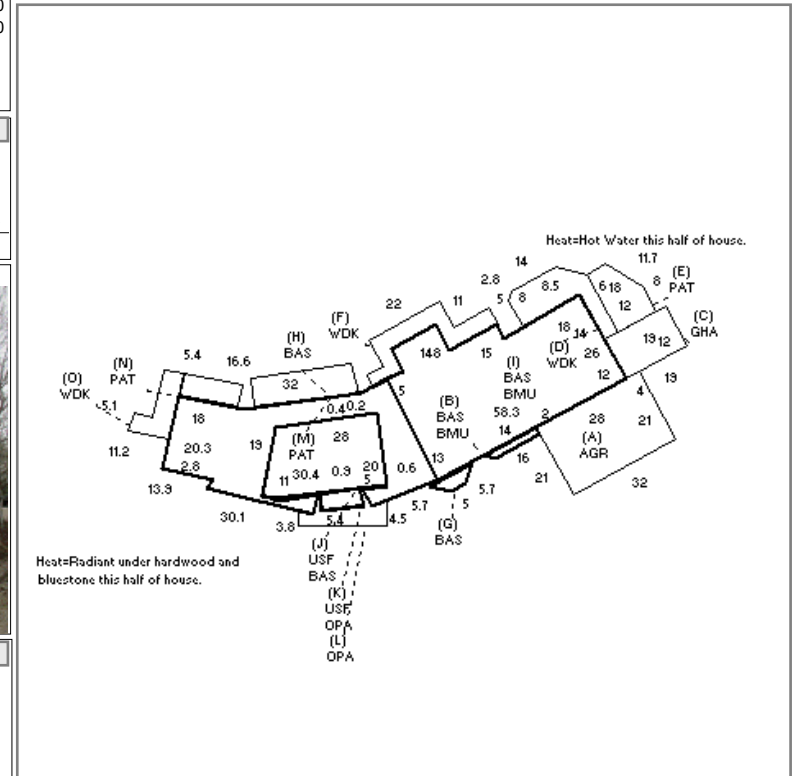
CURRENT OWNER		PARCEL ID		LOCATION								
TRURO HILLS LLC MGR: ROLAND A LETENDRE 36 HOLLY WOODS RD MATTAPOISETT, MA 02739		47-120-0		54 OLD KINGS HWY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
TRURO HILLS LLC		03/06/2020	V	1,375,000	32739-152							
SECRET FAMILY RE NOM TRU		01/16/2013	A		14103-132							
SECRET FAMILY RE NOM TRU		08/02/2001	A		14103-132							
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	5.495	12	1.00	1	1.00	1	1.00	R07	1.30		187,980
400	F	300	12	1.00	1	1.00	1	1.00	R07	1.30		101,400

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 %
03-199	10/16/2003	90	BP NVC	20,000	05/24/2007	JH	100 100
96-015	02/10/1996	10	ALL OTHERS	19,000	06/01/1997		100 100
87-147	09/09/1987	1	SINGLE FAM R	364,000	12/31/1988	SW	100 100
87-111	07/10/1987	10	ALL OTHERS	70,000	12/31/1988	SW	100 100

TOTAL	6.270 Acres	ZONING	RES	FRNT	835	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	FY02:ADDED ST1 W/ WDK (PREV ASSD AS COMM)			LAND	652,200	568,500
Inf1	NO ADJ	O	BLDG; =SECRET STUDIO. FY11=ADDED CODE 400			BUILDING	1,470,600	1,201,200
Inf2	NO ADJ	T	(HAS 835' FRONTAGE+CAN BE COMBINED W/ 47-20			DETACHED	134,300	128,000
		E	(SAME OWNER) THEN SUBDIVIDED INTO 3 LOTS).			OTHER	0	0
						TOTAL	2,257,100	1,897,700

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00	A 0.75 16*28	1996	448	21.26	7,100
ST1	G	1.18	A+ 0.80	1987	1,350	112.57	121,600
WDK	A	1.00	A- 0.70	1987	628	11.00	4,800
PTD	+	1.10	A 0.75 8*18		144	2.53	300
PTD	G	1.18	A+ 0.80 28*8		224	2.71	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/31/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/6/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1988	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,100,902
NET AREA	4,201	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	672		129.54	87,048		
\$NLA(RCN)	\$500	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNFINISHED	1,755		91.68	160,899		
				ROOF SHAPE	4	FLAT/SHED	1.00	C	GHA	N	GREENHOUSE	228		183.08	41,742		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	634		66.11	41,914		
				FLOOR COVER	4	TILE	1.00	+	PAT	N	PATIO	504		19.25	9,702		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	3,543	1988	410.56	1,454,612		
				HEATING/COOLING	3	RADIANT	1.02	+	USF	L	UP-STRY FIN	658	1988	347.11	228,398		
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	192		108.68	20,866		
								ATU	N	UNFIN ATTIC	84			119.83	10,066		
								F11	O	FPL 1S 1OP	1			15,888.10	15,888		
								F21	O	FPL 2S 1OP	1			22,067.10	22,067		
								ODS	O	OUT DOOR SHOWER				0.00			
																EFF.YR/AGE	1988 / 34
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$1,470,600