

Key: 2832

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.915

LEGAL

LAND

DETACHED

BUILDING

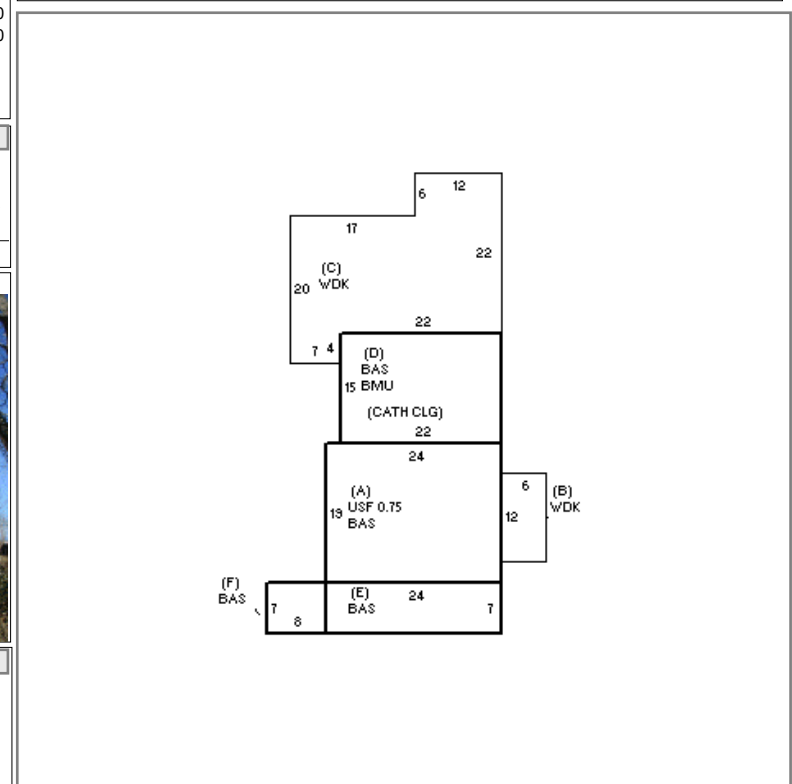
CURRENT OWNER				PARCEL ID				LOCATION			
FENICHEL PAUL & NANCY PO BOX 459 TRURO, MA 02666-0459				50-47-0				2 MARIAN LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FENICHEL PAUL & NANCY				09/23/1986	99		5317-131				

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	%
23-141	04/11/2023	9	DECK	25,000				0
20-187X	07/22/2020	90	BP NVC	2,150	10/26/2020	LG	100	100
15-274	11/04/2015	80	SOLAR TAXABL	23,000	12/14/2016	LG	100	100
11-122	07/05/2011	40	STUDIO	96,000	07/26/2018	JN	100	100
11-022	02/10/2011	40	STUDIO	1,500	02/15/2012	FC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1,188,330	1.00	1	1.00	V14	3.30	920,960
300	A	1.115	15	1.00	1	90,750	1.00	1	1.00	V14	3.30	101,190
350	A	0.600	15	1.00	1	6,900	1.00	1	1.00	TWP	1.00	4,140

TOTAL	2.490 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE SNA= sauna (attached to 10x10 SHF) (see vent pipe).	LAND	1,026,300	892,300			
Inf1	NO ADJ		BUILDING	332,700	286,700			
Inf2	NO ADJ		DETACHED	6,900	6,700			
			OTHER	154,600	133,100			
			TOTAL	1,520,500	1,318,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SNA	G	1.18	A 0.75 ATT SHF 8*8		64	96.52	4,600
SHF	-	0.90	A 0.75 10*10		100	14.82	1,100
OSH	-	0.90	A 0.75 GOATS 8*20		160	6.21	700
ASH	A	1.00	A 0.75 UNDER DECK 7		56	11.79	500



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/22/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3/22/2021 Owner confirmed interior data for both buildings (C-19).

YEAR BLT	1955	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	519,859
NET AREA	1,352	DETAIL ADJ	1.010	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	680	1955	350.41	238,281	CONDITION ELEM	CD
\$NLA(RCN)	\$385	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	342	1955	277.20	94,803		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	636	52.00	33,071		
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	330		94.24	31,098			
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BAS AREA	330	1955	350.41	115,636			
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		3,471.20	3,471			
BATHROOMS	1.5	1.00	HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		0.00				
FIXTURES	5	\$3,500	FUEL SOURCE	2	GAS	1.00											
UNITS	1	1.00															
																EFF.YR/AGE	1975 / 47
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$332,700

