

Key: 2834

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.917

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
OUTER EDGE NOMINEE TRUST TRS: COLLINSON MIRIAM A PO BOX 447 TRURO, MA 02666		50-49-0		21 OLD COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OUTER EDGE NOMINEE TRUST		07/18/2003	99		17288-107
COLLINSON MIRIAM A		08/15/1986	99		5249-23

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 %
CYC FY2023 07-248	05/22/2023	30	CHECK DATA		03/10/2022	LG	100 100
		35	RES EXEMPT		08/30/2022		0 0
	10/30/2007	7	GARAGE	165,000	05/26/2010	JH	100 100
04-166	09/29/2004	2	ADDITION	165,000	05/25/2007	JH	100 100

LAND

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 1.00	1 1.00	1,080,300	1.00	1 1.00	V13	3.00		837,230
300	A	0.425 15 1.00		1 1.00	1 1.00	82,500	1.00	1 1.00	V13	3.00		35,060

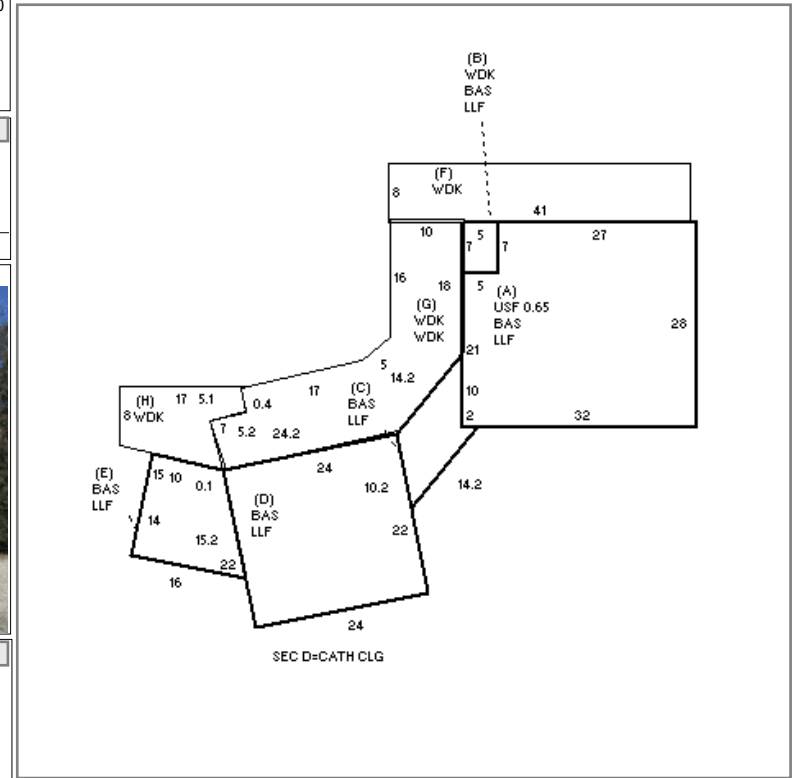
TOTAL	1.200 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	872,300	758,400
Inf1	NO ADJ		BUILDING	1,335,400	1,094,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	422,300	345,300			
			TOTAL	2,630,000	2,198,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LLF=RADIANT HEAT LIV ROOM, BDRM, GAME ROOM, BAR, TWO FULL BATHS. 3 MINISPLITS.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/10/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1971	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,628,562
NET AREA	3,976	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	896	1971	282.32	252,954	CONDITION ELEM	CD
\$NLA(RCN)	\$410	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	998	1971	436.29	435,419		
CAPACITY				STORIES(FAR)		ROOF SHAPE	1.00	A	USF	L	UP-STRY FIN	560	1971	355.61	199,140		
	1.65		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	LLF	L	LOWER LEVEL FIN	812	2005	282.31	229,240		
ROOMS	8		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	528	2005	436.29	230,363		
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BAS AREA	182	2005	436.30	79,406		
BATHROOMS	4		1.00	HEATING/COOLING	15	FHW/DCTLS AC	1.03	+	WDK	N	ATT WOOD DECK	1,473		67.04	98,753		
FIXTURES	12	\$8,400		FUEL SOURCE	2	GAS	1.00	F22	O	FPL 2S 2OP	1		31,329.80	31,330			
UNITS	0	1.00						F31	O	FPL 3S 1OP	1		50,128.60	50,129			
																EFF.YR/AGE	2004 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$1,335,400

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OUTER EDGE NOMINEE TRUST				50-49-0				21 OLD COUNTY RD			
TRS: COLLINSON MIRIAM A				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 447											
TRURO, MA 02666											

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	%

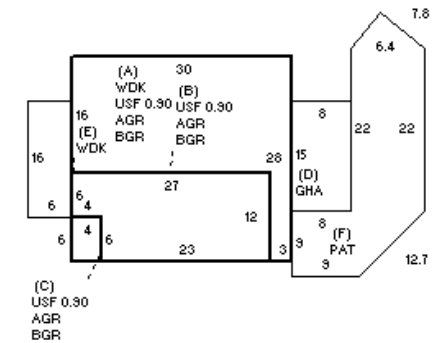
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	422,300	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/10/2013	EST	PARTIAL MEASURE (NO ACCESS TO ROOF DECK). NO KITCH PER APRIL 2009 LIST. FLR COVER & INTERIOR FINISH ARE ESTIMATED. MINISPLIT. SEC D HAS UTILITY SINK.
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/10/2010	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	2009	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,407		
NET AREA	756	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BGR	N	SF BSMT GARAGE	840		110.87	93,128	CONDITION ELEM CD			
\$NLA(RCN)	\$642	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	+	AGR	N	ATTACHED GARAGE	840		116.43	97,803				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	756	2009	312.00	235,870				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	GHA	N	GREENHOUSE	120		182.85	21,941				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	396		67.35	26,669				
				INT. FINISH	2	DRYWALL	1.00	F	PAT	N	PATIO	367		19.61	7,197				
				HEATING/COOLING	15	FHW/DCTLS AC	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2009 / 13
																		COND	13 13 %
																		FUNC	0
																		ECON	0
																		DEPR	13 % GD 87
																		RCNLD	\$422,300