

Key: 2856

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.947

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
TRURO REALTY TRUST				50-73-0				8 CASTLE HILL LN					
TRS: MANICKAS AQISILAOS P				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
30 CONSTITUTION RD				TRURO REALTY TRUST				05/13/1992	99		(126550)		
LEXINGTON, MA 02421-6655													

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	%
17-207X	08/07/2017	4	REHAB	17,568	01/24/2018	LG	100	100

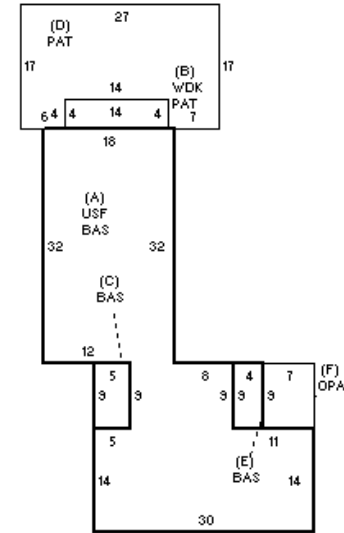
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.580	13	1.00	1	1.00	1	1.00	RV1	1.60		408,330

TOTAL	25,265 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	408,300	355,000			
Inf1	NO ADJ		BUILDING	539,800	446,400			
Inf2	NO ADJ		DETACHED	1,600	1,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>949,700</b>	<b>802,800</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45 5*4		20	17.17	200
SHF	G	1.18	A 0.75 8*12		96	19.44	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/28/2019	REF
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1820	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,018,433		
NET AREA	2,325	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,203	1820	413.00	496,837	CONDITION ELEM	CD		
\$NLA(RCN)	\$438	OVERALL	1.200	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,122	1820	318.34	357,176				
				ROOF SHAPE	1	GABLE	1.00	+	PAT	N	PATIO	459		19.22	8,824				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	56		107.27	6,007				
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	63		139.23	8,771				
				INT. FINISH	1	PLASTER	1.00	BMU	N	BSMT UNFINISHED	865			99.00	85,636				
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	2			20,659.00	41,318				
				FUEL SOURCE	1	OIL	1.00	MST	O	MASONRY STACK	2			4,131.65	8,263				
																		EFF.YR/AGE	1966 / 56
																		COND	47 47 %
																		FUNC	0
																		ECON	0
																		DEPR	47 % GD 53
																		RCNLD	\$539,800