

Key: 2860

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.953

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
MENT GAIL QUAL PERS RES TRUST C/O APPLE VALLEY HOLDINGS, LLC PO BOX 353 TRURO, MA 02666										50-77-0				4 BRIDGE LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
APPLE VALLEY HOLDINGS, LL										06/28/2023	F	5,200	(233309)				
MENT CREDIT SHELTER TRUST										02/08/2023	H	1	(232216)				
MENT GAIL QUAL PERS RES T										12/20/2010	99		(193233)				

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	%
CYC	05/24/2023	30	CHECK DATA		01/24/2023	LG	100	100
NP		4	REHAB		03/13/2019	JN	100	100
18-241	07/31/2018	80	SOLAR TAXABL	28,969	11/14/2018	LG	100	100
17-330X	12/13/2017	90	BP NVC	3,900	07/26/2018	JN	100	100
15-026	02/11/2015	90	BP NVC	4,400			100	100

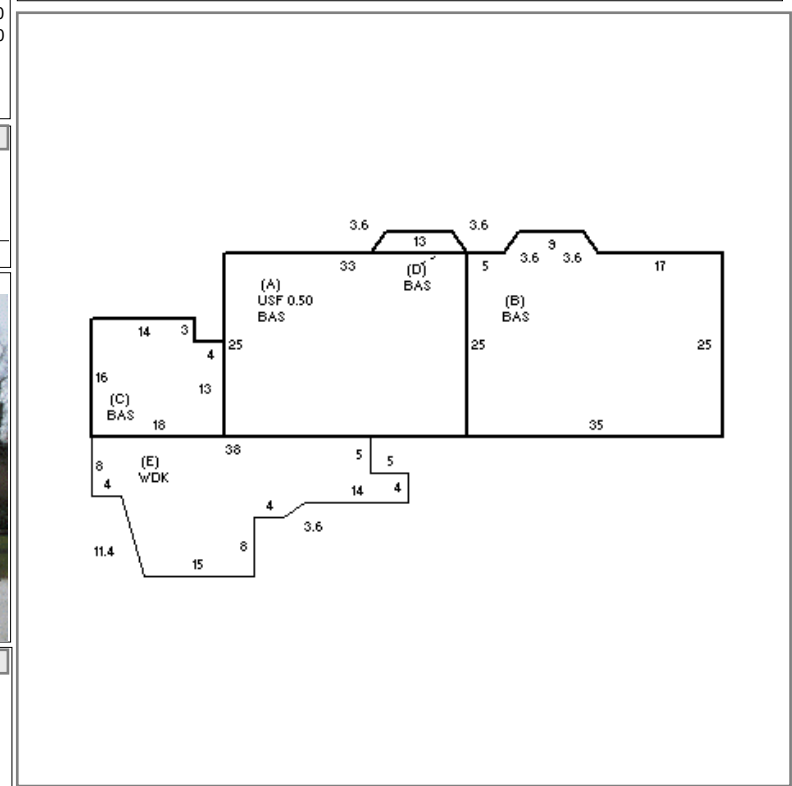
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	13	1.00	65	0.65	1	1.00	1,006,480	1.00	1	1.00	RF3	4.30	780,020
300	A	0.895	13	1.00	65	0.65	1	1.00	76,863	1.00	1	1.00	RF3	4.30	68,790
350	A	0.090	13	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00	620

TOTAL	1.760 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	FY20 INCR LAND INFL- SMALL FRONTAGE ON RIVERFRONT-NO VIEW-OTHERS ESMT OVER. PATIO.			LAND	849,400	738,500
Inf1	65%			BUILDING	754,700	608,500			
Inf2	NO ADJ			DETACHED	24,000	24,300			
				OTHER	0	0	TOTAL	1,628,100	1,371,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18*18		324	25.20	6,100
SPV	G	1.18	G 0.90 18*36	2002	648	20.66	12,000
PTD	G	1.18	G 0.90 AT POOL, IRR	2002	805	2.71	2,000
SHF	A	1.00	A 0.75 15*15		225	14.85	2,500
SHF	A	1.00	A 0.75 10X12		120	16.01	1,400



BLDG COMMENTS
Minisplits (2)



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/9/2013	BE
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%]			

YEAR BLT	1781	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,078,180
NET AREA	2,455	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BAS	L	BAS AREA	2,042	1781	395.82	808,272	CONDITION ELEM	CD
\$NLA(RCN)	\$439	OVERALL	1.210	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	413	1781	331.02	136,713		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	ATT WOOD DECK	533		62.41	33,264		
STORIES(FAR)	1.7	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		BMU	N	BSMT UNFINISHED	425		113.10	48,069		
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1		14,998.70	14,999		
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00		F22	O	FPL 2S 2OP	1		29,164.00	29,164		
BATHROOMS	3.5	1.00		HEATING/COOLING	14	FHA/DCTLS AC	1.01		ODS	O	OUT DOOR SHOWER	1		0.00			
FIXTURES	11	\$7,700		FUEL SOURCE	1	OIL	1.00										
UNITS	1	1.00															

EFF. YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$754,700