

Key: 2863

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.957

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MURRAY HEATHER E KOROSTOFF				50-80-0				9 SLADE HILL RD				
63 CONANT ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
LINCOLN, MA 01773				MURRAY HEATHER E KOROSTOFF				11/13/2014	U	900,000	28505-182	
				ALLNER PETER				10/08/2014	A		28435-162	
				ALLNER JANE 2004 GRANTOR				09/13/2004	99		19026-68	

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	%
13-230	09/17/2013	90	BP NVC	1,000	10/15/2013	FC	100	100
12-183	07/23/2012	3	REPAIR/REMOD	25,000	10/15/2013	FC	100	100
11-128	07/12/2011	90	BP NVC	5,000	10/15/2013	FC	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	13	1.00	1	1,548,430	1.00	1	1.00	RF3	4.30	1,200,030
300	A	0.866	13	1.00	1	118,250	1.00	1	1.00	RF3	4.30	102,400

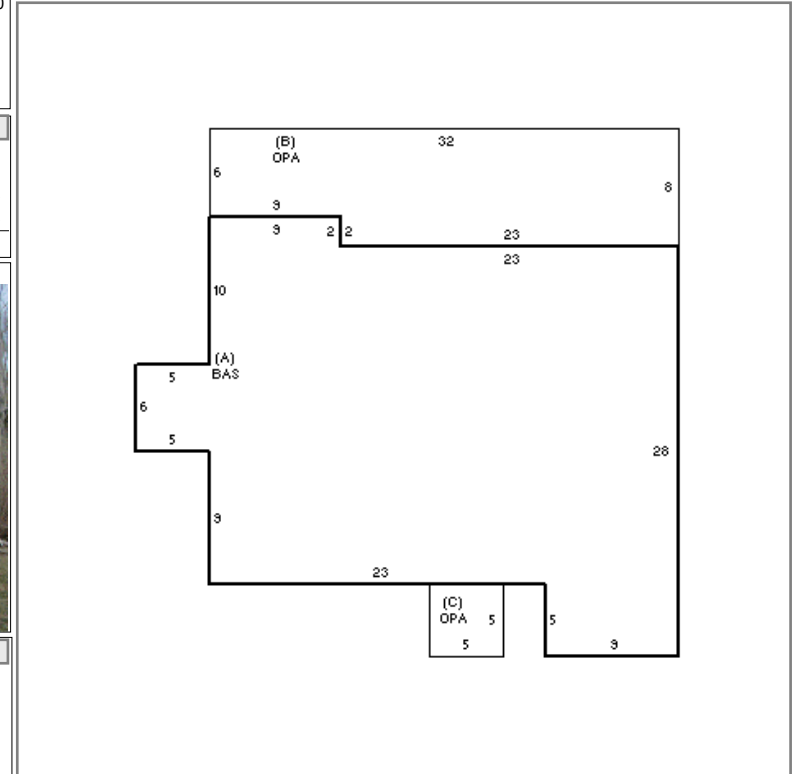
TOTAL	1.641 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE WELL EASEMENT & ROW.	LAND	1,302,400	1,132,400			
Inf1	NO ADJ		BUILDING	123,500	107,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,425,900	1,239,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	LG
MODEL	1		RESIDENTIAL	LIST	12/10/2012	FC
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	829	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00
\$NLA(RCN)	\$304	OVERALL	0.840	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT. FINISH	5	OTHER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	13	NO HEAT	0.93
FIXTURES	6	\$4,200		FUEL SOURCE	8	NONE	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	829	1930	267.91	222,100
+	OPA	N	OPEN PORCH	263		61.92	16,284
	F11	O	FPL 1S 1OP	1		9,554.70	9,555
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	252,139
CONDITION ELEM	CD
EFF.YR/AGE	1962 / 60
COND	51 51 %
FUNC	0
ECON	0
DEPR	51 % GD 49
RCNLD	\$123,500