

Key: 2864

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.958

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MURRAY HEATHER E KOROSTOFF 63 CONANT RD LINCOLN, MA 01773		50-81-0	12 SLADE HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MURRAY HEATHER E KOROSTOFF		07/29/2011	QS	835,000	25594-181	
HOOVEN COILLE & PFAELZER		08/23/1991	99		7653-349+	

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	%
18-189	05/31/2018	3	REPAIR/REMOD	150,000	12/11/2018	LG	100	100
12-354	12/21/2012	10	ALL OTHERS	45,000	11/15/2013	FC	100	100
12-118	05/02/2012	90	BP NVC	12,000	11/15/2013	FC	100	100
93-150	11/24/1993	4	REHAB	9,000	06/01/1997		100	100

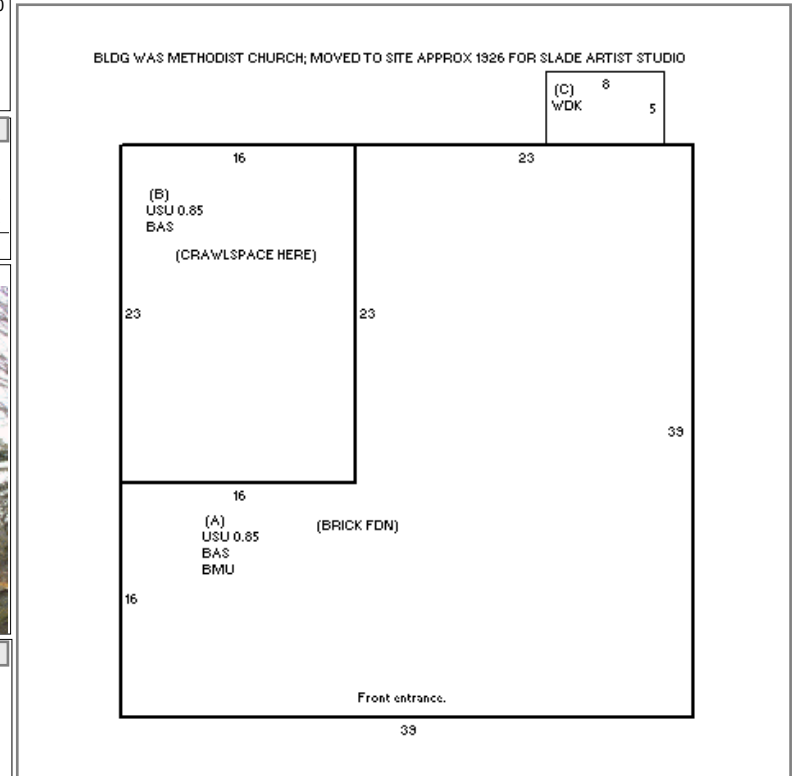
LAND

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	0.105	13	1.00	1	118,250	1.00	1	1.00	RF3	4.30	12,420

TOTAL	38,333 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	1,212,500	1,054,200
Inf1	NO ADJ		BUILDING	496,500	410,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,709,000	1,464,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2020	LG
MODEL	1		RESIDENTIAL	LIST	12/11/2018	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	6/25/2012	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS 1 FPL+1 WOODSTOVE OFF SAME CHIM. All insulated, upstairs is heated w/full bath.

YEAR BLT	1826	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	954,764		
NET AREA	1,521	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	1,153		90.65	104,519	CONDITION ELEM	CD		
\$NLA(RCN)	\$628	OVERALL	1.120	EXT. COVER	2	CLAPBOARD	1.00	+	USU	N	UPPER STORY UNF	1,293		174.73	225,926				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,521	1826	391.24	595,073				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	40		114.50	4,580				
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1		19,766.80	19,767					
				INT. FINISH	5	OTHER	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1965 / 57
																		COND	48 48 %
																		FUNC	0
																		ECON	0
																		DEPR	48 % GD 52
																		RCNLD	\$496,500