

Key: 2910

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.014

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
MACNEIL MARGARET F & DELVISCO MICHAEL PO BOX 653 TRURO, MA 02666-0653										50-131-0				4 GRAYS LN			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										01/30/2009	O	404,600		23408-35			
										01/30/2009	99			23408-31			
										10/01/2007	99			22376-340			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-225	05/31/2023	40	STUDIO	115,000				0
21-467	12/29/2021	40	STUDIO	225,000				0
17-247	09/07/2017	3	REPAIR/REMOD	25,000	03/01/2018	LG	100	100
17-030	01/26/2017	40	STUDIO	60,000	02/20/2018	LG	100	100
10-230	11/15/2010	90	BP NVC	3,000	05/11/2011	MR	100	100

LAND

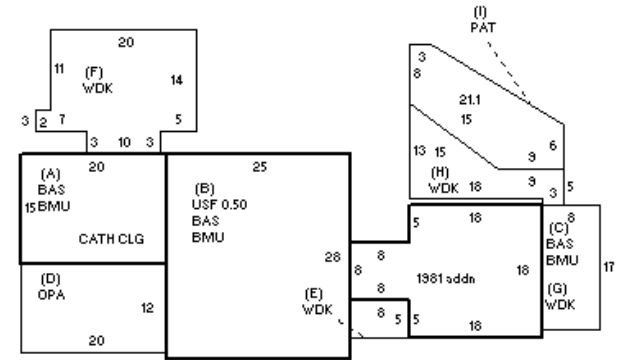
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1.00	1	1.00	R08	1.45		404,660
300	A	2.455	13	1.00	1	1.00	1	1.00	R08	1.45		97,890

DETAILED

TOTAL	3.230 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	Per 3/1/2018 List Bldg 2: Studio over garage has kitchenette (no oven) and full bath, Rinnai heater.			LAND	502,600	346,500
Infl1	NO ADJ			LAND	721,500	699,700			
Infl2	NO ADJ			DETACHED	1,400	1,300			
				OTHER	176,400	170,800	TOTAL	1,401,900	1,218,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FTG	-	0.90	P 0.45	10*16 UNDER	1	1,228.68	600
PTD	G	1.18	A 0.75	8*50	400	2.71	800

PHOTO 05/10/2019



\$FR COMPLETELY REHABBED+NEW FDN ADDED UNDER SEC A+B PER BP#09-021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2019	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1790	SIZE ADJ	1.020
NET AREA	1,738	DETAIL ADJ	1.005
\$NLA(RCN)	\$500	OVERALL	1.120

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,388		87.24	121,088
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	300	1790	395.15	118,545
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,088	1790	395.15	429,923
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	350	1790	315.69	110,490
FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	240		92.23	22,134
INT. FINISH	2	DRYWALL	1.00	+	WDC	N	ATT WOOD DECK	633		59.22	37,484
HEATING/COOLING	2	HOT WATER	1.02	I	PAT	N	PATIO	204		20.69	4,221
FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		19,766.80	19,767

TOTAL RCN	869,251	
CONDITION ELEM	CD	
EFF.YR/AGE	2005 / 17	
COND	17 17 %	
FUNC	0	
ECON	0	
DEPR	17 % GD	83
RCNLD	\$721,500	

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LEGAL

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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

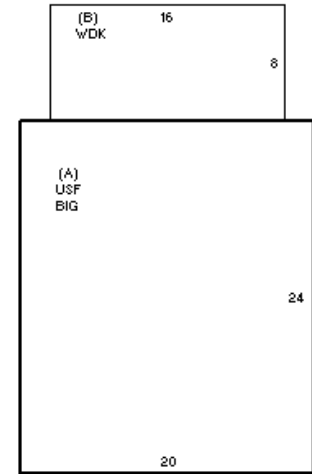
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	176,400	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2018	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2018	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	185,632
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	99	N/A	1.00	A	BIG	N	BUILT-IN GARAGE	480		88.98	42,710	CONDITION ELEM	CD
\$NLA(RCN)	\$387	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	480	2017	274.95	131,975		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	128		69.12	8,847		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	12	OTHER	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		1	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		1	1.00														
																EFF.YR/AGE	2017 / 5
																COND	05 05%
																FUNC	0
																ECON	0
																DEPR	5 % GD 95
																RCNLD	\$176,400