

Key: 2911

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.016

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NOLAN LAIRD G 2 WASHINGTON COURT, UNIT 2 CAMBRIDGE, MA 02139-2703		50-132-0		6 GRAYS LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NOLAN LAIRD G		10/04/2022	QS	945,000	35407-32
DEKING - SICKEL TRUST		10/25/2021	F	100	34598-269
DEKING DAVID L &		07/10/1992	QS	90,000	8108-140

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
MLS 20-233X	02/28/2023	4	REHAB		02/28/2023	JN	100 100
06-096	08/31/2020	90	BP NVC	14,609	11/09/2020	LG	100 100
92-076	05/11/2006	6	SHED	2,300	05/04/2007	RJM	100 100
92-075	07/08/1992	10	ALL OTHERS	15,000	05/02/1994		100 100
	07/08/1992	1	SINGLE FAM R	90,000	06/07/1993		100 100

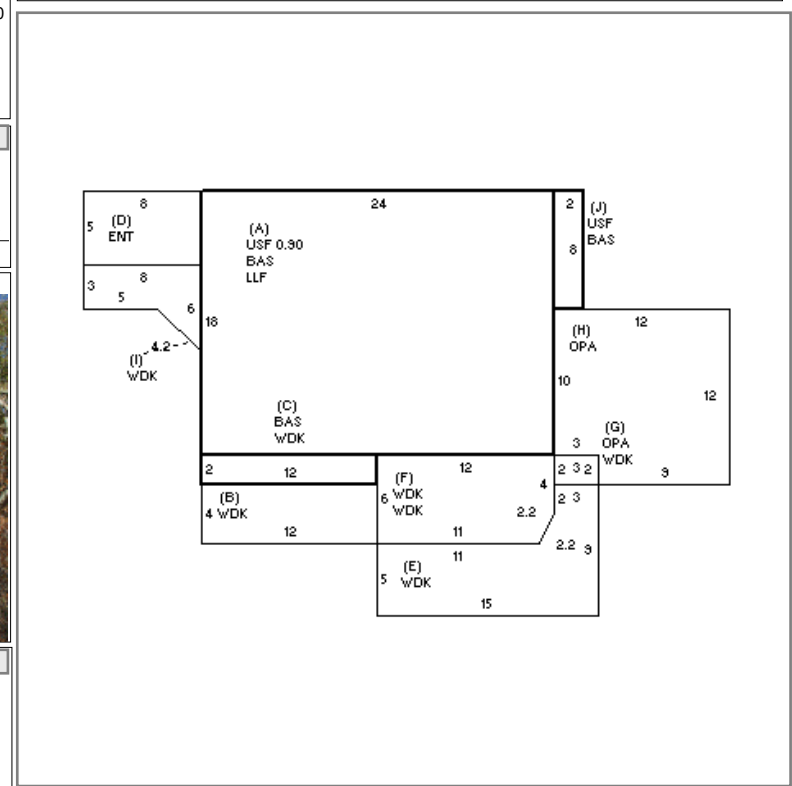
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00	522,145	1.00 1	1.00 R08	1.45			404,660
300	A	0.185 13	1.00 1	1.00 1	1.00	39,875	1.00 1	1.00 R08	1.45			7,380

TOTAL	41,818 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	412,000	284,100
Infl1	NO ADJ		BUILDING	330,900	248,100			
Infl2	NO ADJ		DETACHED	1,200	21,300			
			OTHER	54,000	0			
						TOTAL	798,100	553,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	A	0.75 8*12	2006	96	16.47	1,200



BLDG COMMENTS
NO LIST IN 2014 (RENTED). WOOD STOVE. 4-BR SEPTIC.



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/7/2014	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,309	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	432	1992	263.77	113,948
\$NLA(RCN)	\$361	OVERALL	1.070	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	405	1992	303.02	122,723
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	337		64.75	21,820
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ENT	N	ENCL ENTRY	40		254.91	10,196
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	144		98.86	14,236
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	472	1992	384.99	181,713
				HEATING/COOLING	2	HOT WATER	1.02		MST	O	MASONRY STACK	1		3,813.70	3,814
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	472,649
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$330,900

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

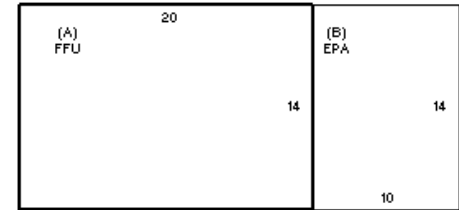
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	54,000	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/28/2023	JN
MODEL	1		RESIDENTIAL	LIST	2/28/2023	MLS
STYLE	14	0.90	DET BLDG [100%]	REVIEW	2/28/2023	JN
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
B2 HAS SINK, FRIDGE & FULL BATH BUT NO STOVE, HEAT OR INSULATION

G

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	54,047
NET AREA	280	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	FFU	L	BAS AREA UNFIN	280	0	116.83	32,713	CONDITION ELEM	CD
\$NLA(RCN)	\$193	OVERALL	0.830	EXT. COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCL PORCH	140		132.39	18,535		
CAPACITY		UNITS	ADJ	ROOF SHAPE	7	OTHER	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		1	1.00	FLOOR COVER	6	OTHER	1.00										
BEDROOMS		1	1.00	INT. FINISH	5	OTHER	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES		4	\$2,800	FUEL SOURCE	8	NONE	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	0 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$54,000