

Key: 2950

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.062

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
2 MARSHALL LANE REALTY TRUST TRS: PARKER E PETER & KAREN L 174 WALDEN ST CONCORD, MA 01742				50-171-0				2 MARSHALL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
2 MARSHALL LANE REALTY TR				05/08/2009	99		(188491)				
PARKER E PETER &				04/15/2008	QS	410,000	(185700+)				
EMMETTS LINDA M &				11/14/1997	QS	133,500	(146529+)				

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	%
19-180X	06/17/2019	90	BP NVC	1,850	09/10/2019	LG	100	100


LAND

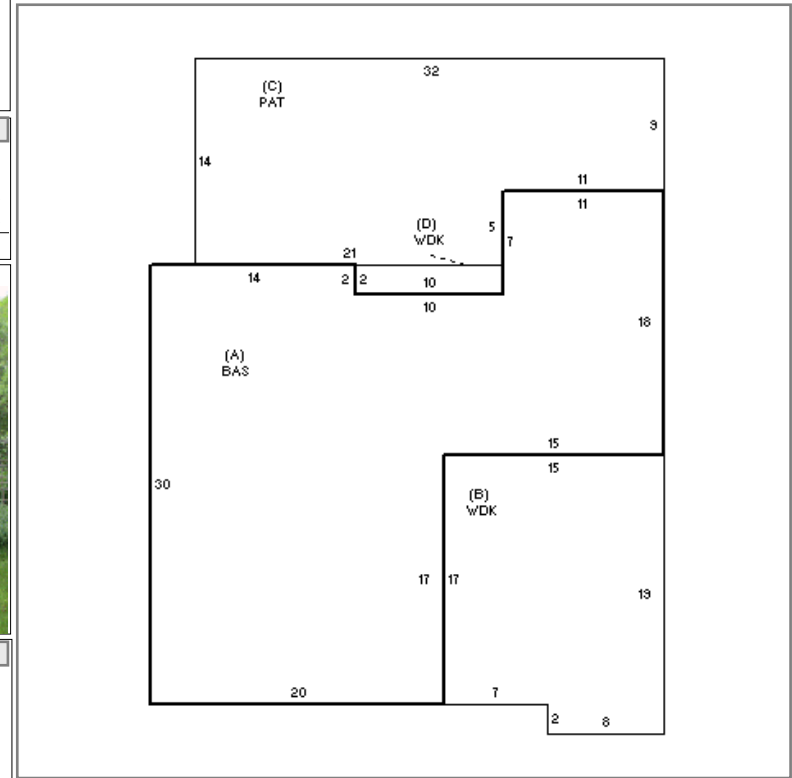
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.270	15	1.00	1	522,145	2.08	1	1.00	R07	1.45	293,050

TOTAL	11,761 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 Lpi DECR PER FIELD REV.				LAND	293,100	254,800
Inf1	NO ADJ		BUILDING	173,400	147,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL				466,500	402,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/06/2019





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/28/2010	JH
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS Unfinished attic above left wing.		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	255.002	
NET AREA	830	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	830	1945	280.67	232,956	CONDITION ELEM	CD	
\$NLA(RCN)	\$307	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	291		49.98	14,544			
				ROOF SHAPE	1	GABLE	1.00	C	PAT	N	PATIO	393		13.74	5,402			
				ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER			0.00				
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	3	WOOD PANEL	1.00											
				HEATING/COOLING	7	FL./WALL FURN.	0.98											
				FUEL SOURCE	3	ELECTRIC	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		0	1.00															
EFF.YR/AGE		1980 / 42																
COND		32 32 %																
FUNC		0																
ECON		0																
DEPR		32	% GD	68														
RCNLD				\$173,400														