

Key: 2994

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.111

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LUCAS ALAN D & JANE D 404 CLINTON RD 0/M/P BROOKLINE, MA 02445				50-226-0				4 CASTLE HILL LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUCAS ALAN D & JANE D				07/28/1986	99		5215-193				

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	%
15-248	10/07/2015	90	BP NVC	1,100			100	100
87-191	06/21/2010	20	NO PERMIT				100	100
	11/13/1987	1	SINGLE FAM R	105,000	12/31/1988	SW	100	100

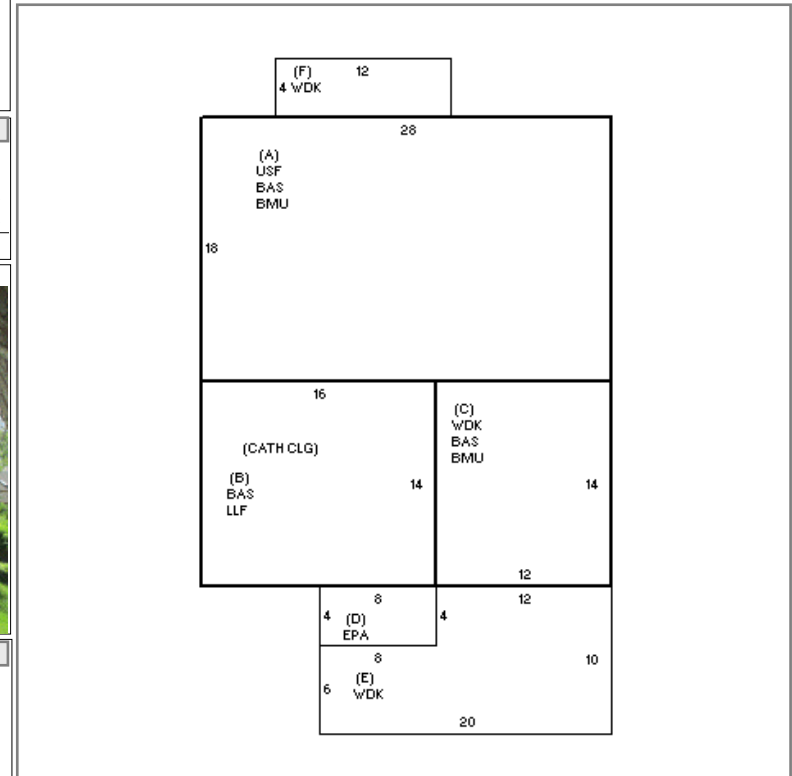
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	13	1.00	1	1.00	1	1.00	R06	1.25		240,650

TOTAL	10,019 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	240,700	192,500
Inf1	NO ADJ		BUILDING	411,900	354,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0	TOTAL	652,600	547,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/24/2019	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1987	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,986		
NET AREA	1,624	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	672		86.98	58,450	CONDITION ELEM	CD		
\$NLA(RCN)	\$368	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	672	1987	347.01	233,191				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	504	1987	273.13	137,658				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	LLF	L	LOWER LEVEL FIN	224	1987	237.75	53,256				
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BAS AREA	224	1987	347.01	77,730				
				INT. FINISH	2	DRYWALL	1.00	D	EPA	N	ENCL PORCH	32		229.77	7,353				
				HEATING/COOLING	3	RADIANT	1.02	+	WDK	N	ATT WOOD DECK	384		58.36	22,411				
				FUEL SOURCE	3	ELECTRIC	1.00		MST	O	MASONRY STACK	1		3,437.50	3,438				
																		EFF.YR/AGE	1987 / 35
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$411,900