

Key: 3000

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.117

LEGALS

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
TODD SUSAN H & GILLIEN S & C/O TODD SUSAN H & GILLIEN S PO BOX 625 TRURO, MA 02666		50-233-0		3 CARRS LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TODD SUSAN H & GILLIEN S		02/02/2023	F	100	35623-347
TODD SUSAN H & GILLIEN S		02/25/2004	A	800,000	18253-79+
CARRS LANE LLC		12/22/2003	QS	800,000	18054-346

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	%
08-SM10	09/08/2008	50	SPLIT SUB				100	100
04-205	11/15/2004	2	ADDITION	176,000	05/02/2007	JH	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	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	0.002	13	1.00	1	118,250	1.00	1	1.00	RF4	4.30	240

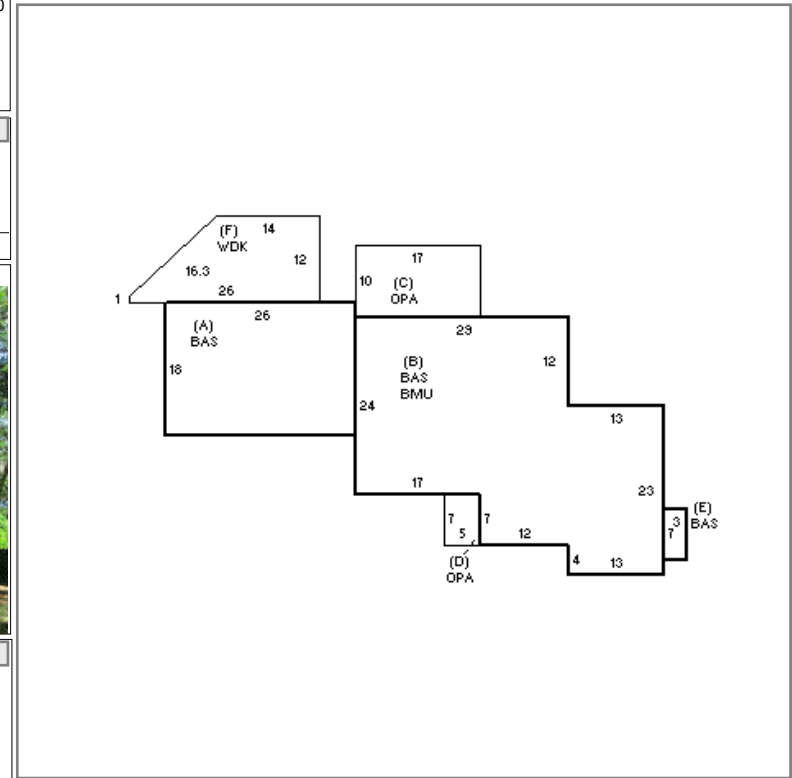
TOTAL	33,850 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	SUBJECT TO VW+PEDESTRIAN EASMT FOR 50-140			LAND	1,200,300	1,043,600
Infl1	NO ADJ	O	PER 18054/346 & PED EASMT FOR 50-78 PER BK			BUILDING	568,100	466,800
Infl2	NO ADJ	T	18253/20. FY10 ACRG DECR=SUBDIV INTO NEW			DETACHED	0	0
		E	LOTS 1&2.			OTHER	0	0
						TOTAL	1,768,400	1,510,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/23/2013	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS
6/21/2022 Renter-occupied, no List.



DETACHED

BUILDING

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,459
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	468	1900	349.32	163,481	CONDITION ELEM	CD
\$NLA(RCN)	\$437	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	1,079		80.94	87,331		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	205		82.34	16,881		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,100	2005	349.32	384,251		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	F	WDK	N	ATT WOOD DECK	246		63.45	15,608		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		12,707.10	12,707		
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00	ODS	O	O	OUT DOOR SHOWER	1		0.00			
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
EFF.YR/AGE																2005 / 17	
COND																17 17 %	
FUNC																0	
ECON																0	
DEPR																17 % GD 83	
RCNLD																\$568,100	