

Key: 3072

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.190

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEMA FAMILY REV TRUST TRS: LEMA ROBERTA A PO BOX 1063 TRURO, MA 02666				51-26-0				2 TRURO CENTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEMA FAMILY REV TRUST				03/17/2016	F		29516-309				
LEMA ROBERTA A				07/15/1997	J	20,000	10852-049				
RICE JOHN B & EILEEN M				08/10/1995	G		9793-280				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	58	MULTI-USE COM				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-257	08/14/2018	80	SOLAR TAXABL	27,648	11/14/2018	LG	100	100
FY2018		35	RES EXEMPT		04/23/2018		100	100
17-325X	12/07/2017	4	REHAB		05/10/2018	LG	100	100
05-037	04/14/2005	6	SHED	4,500	04/18/2006	RJM	100	100
02-157	07/30/2002	2	ADDITION	85,000	08/06/2002	JC	100	100

LAND

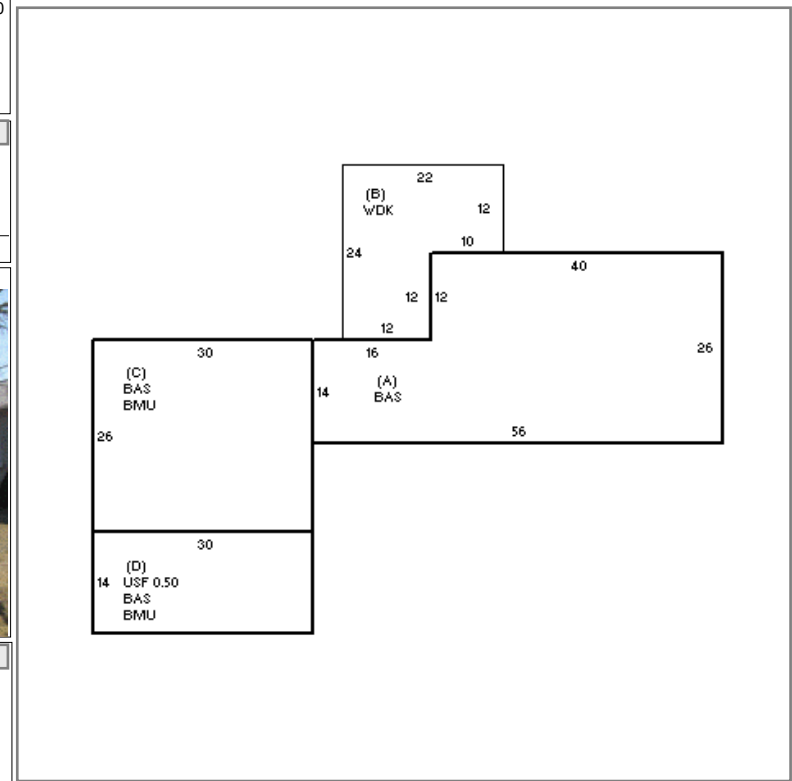
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	TRC	1.00	1	1.00	1	1.00	C05	1.10		329,300
303	A	0.845	TRC	1.00	1	1.00	1	1.00	C05	1.10		24,350

DETACHED

TOTAL	1.620 Acres				ZONING	LTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER				NOTE DGF=ROCK SPRAY NURSERY	LAND			353,700	343,400	
Infl1	NO ADJ					BUILDING			580,000	499,000	
Infl2	NO ADJ					DETACHED			10,800	10,200	
						OTHER			223,900	222,200	
						TOTAL			1,168,400	1,074,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G+ 0.95 12X12	2005	144	16.01	2,200
DGF	A	1.00	A- 0.70 22X23		506	22.58	8,000
SN2	A	1.00	A 0.75 WOOD-4X4		16	46.40	600

PHOTO 03/17/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/26/2011	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.990
NET AREA	2,674	DETAIL ADJ	1.000
\$NLA(RCN)	\$319	OVERALL	1.020

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,988
A	BAS	L	BAS AREA	1,264	1950	282.68	357,302	CONDITION ELEM	CD
B	WDK	N	ATT WOOD DECK	408		48.55	19,809		
+	BMU	N	BSMT UNFINISHED	1,200		69.68	83,611		
+	BAS	L	BAS AREA	1,200	2002	282.68	339,210		
D	USF	L	UP-STRY FIN	210	2002	242.65	50,956		

EFF.YR/AGE	1982 / 40	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$580,000	

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LEGAL

LAND

DETACHED

BUILDING

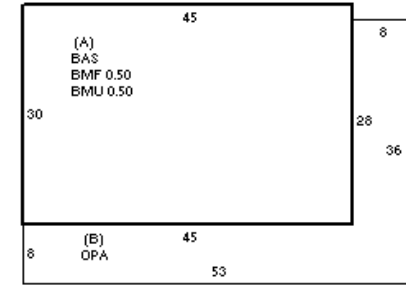
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	58	MULTI-USE COM				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	223,900	
Infl1					
Infl2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2011	DF
MODEL	5		CIM	LIST	10/26/2011	EST
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	11/15/2011	DF
QUALITY	L	0.83	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
A WILL OF THE WISP ANTIQUES

YEAR BLT	1999	SIZE ADJ	1.120	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	355,457
NET AREA	1,350	DETAIL ADJ	1.666	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	675		56.07	37,849	CONDITION ELEM	CD
\$NLA(RCN)	\$263	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BMF	N	BSMT FIN	675		111.68	75,384		
CAPACITY		UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,350	1999	158.46	213,919		
STORIES		1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	648		43.68	28,305		
% HEATED		100	1.00	FLOORING	8	PLYWOOD	0.88										
% A/C		0	1.00	INT FINISH	2	DRYWALL	1.02										
% SPRINKLERS		0	1.00	H.V.A.C.	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										
																EFF.YR/AGE	1999 / 23
																COND	37 37 %
																FUNC	0
																ECON	0
																DEPR	37 % GD 63
																RCNLD	\$223,900