

Key: 3228

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.348

LEGAL

CURRENT OWNER							PARCEL ID				LOCATION			
TIMSNECK LLC c/o LUCIA LETENDRE 36 HOLLY WOODS RD MATTAPOISETT, MA 02739							53-87-0				10 THORNLEY MEADOW RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
TIMSNECK LLC							06/01/2017	QS	2,450,000	30529-134				
BUTTON HILL REALTY TRUST							11/03/1999	99		9503-165				
THORNLEY JOHN M							05/18/1994	99		9196-114				

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	%
07-102	05/15/2007	2	ADDITION	100,000	02/16/2012	FC	100	100
07-SM06	04/26/2007	50	SPLIT SUB			JH	100	100
04-097	06/21/2004	1	SINGLE FAM R	525,000	05/29/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	WF3	7.00		1,953,540
300	A	1.785	15	1.00	1	1.00	1	1.00	WF3	7.00		343,610
300	A	1.120	15	1.00	CR	0.25	1	1.00	WF3	7.00		53,900

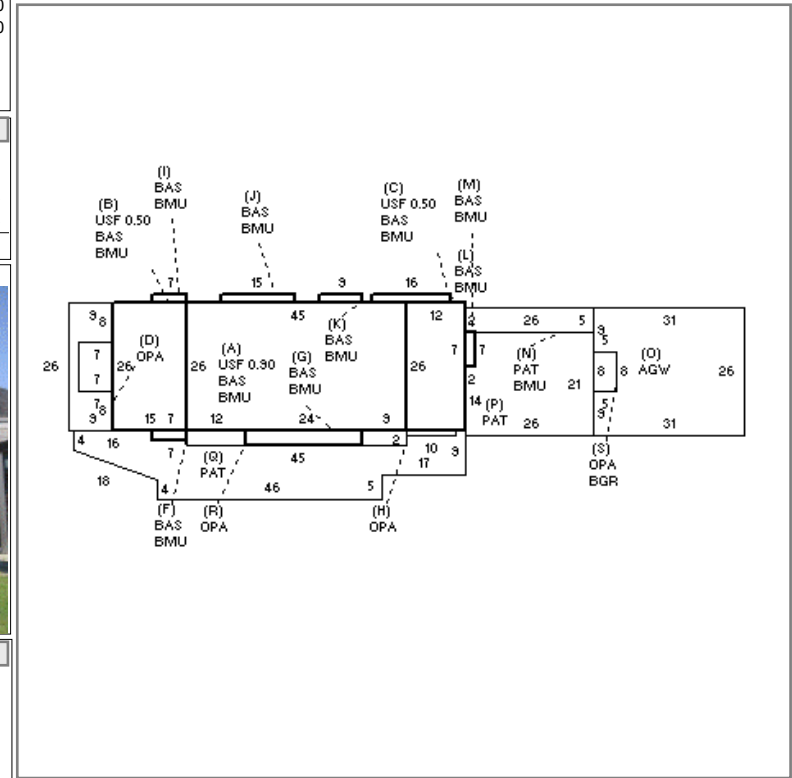
DETAILED

TOTAL	3.680 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO				NOTE			LAND	2,351,100	2,044,000	
Inf1	NO ADJ					BUILDING	1,391,400	1,150,900			
Inf2	NO ADJ					DETACHED	0	0			
								OTHER	0	0	
								TOTAL	3,742,500	3,194,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	08/08/2014
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2018	LG
MODEL	1		RESIDENTIAL	LIST	12/3/2018	JN
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,783,792
NET AREA	3,470	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,196		86.65	190,281	CONDITION ELEM	CD
\$NLA(RCN)	\$514	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,066	2005	425.22	878,503		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,404	2005	334.05	469,012		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	407		92.81	37,775		
				FLOOR COVER	4	TILE	1.00	O	AGW	N	AT GAR W/LOFT A	766		191.74	146,874		
				INT. FINISH	1	PLASTER	1.00	+	PAT	N	PATIO	1,419		19.52	27,701		
				HEATING/COOLING	3	RADIANT	1.02	S	BGR	N	SF BSMT GARAGE	40		141.71	5,668		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		22,378.90	22,379			
								ODS	O	OUT DOOR SHOWER			0.00				

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	5 LAYOUT
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,391,400