

Key: 326

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 255

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLAMETA PHILIP & NAULT KAYLA PO BOX 314 TOWNSEND, MA 01469				10-31-0				376 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLAMETA PHILIP & NAULT K				04/08/2022	L	888,000	35035-178				
KNAPP JULIE M &				04/03/2003	99		16685-241				
KNAPP JULIE M				09/28/2000	QS	330,000	13264-325				

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	%
22-227	05/11/2022	3	REPAIR/REMOD	37,000	12/21/2022	LG	100	100
22-188X	04/25/2022	4	REHAB	12,000	12/21/2022	LG	100	100
07-135	06/26/2007	2	ADDITION	9,500	05/07/2008	JH	100	100
02-120	06/13/2002	90	BP NVC	1,500	05/02/2007	JH	100	100

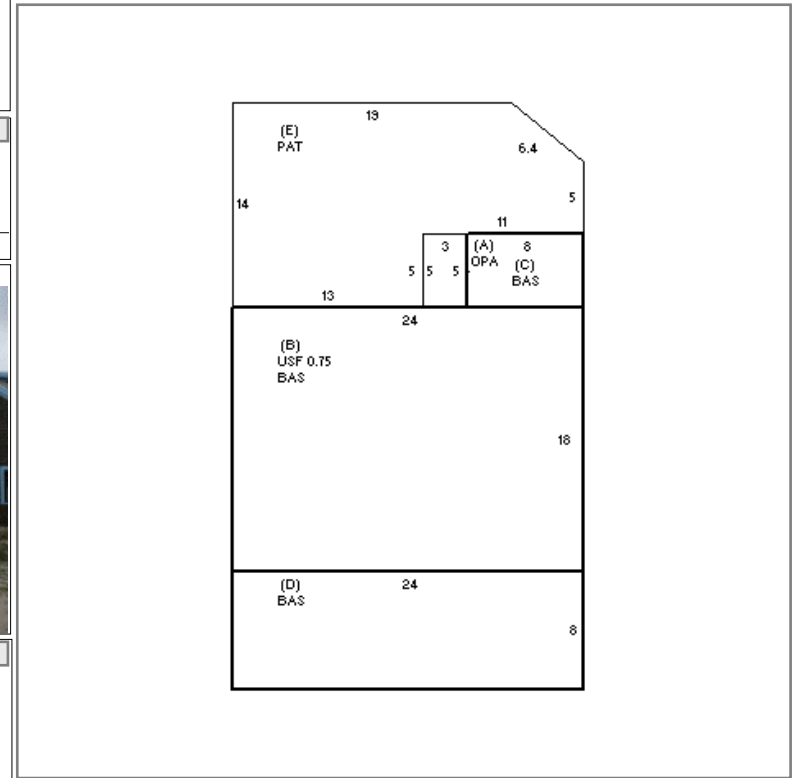
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.110	10	1.00	1	2,070,575	3.89	1	1.00	WF1	5.75	885,910

TOTAL	4,792 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	885,900	770,300
Inf1	NO ADJ		BUILDING	244,100	161,100			
Inf2	NO ADJ		DETACHED	500	1,000			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,130,500</b>	<b>932,400</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18	G 0.90 4*11		44	12.98	500



BLDG COMMENTS  
Post 2022 rehab, interior estimated pending Assessor access. Upper floor is BR and BA.



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/21/2016	FC
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	988	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	OPA	N	OPEN PORCH	15		134.15	2,012
\$NLA(RCN)	\$281	OVERALL	0.910	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	664	1930	290.24	192,719
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	324	1930	229.60	74,391
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	PAT	N	PATIO	271		15.05	4,078
				FLOOR COVER	1	HARDWOOD	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	19	MINISPLIT W/AC	1.01								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	277,400	CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12	COND	12 12 %
		FUNC	0
		ECON	0
		DEPR	12 % GD 88
RCNLD	\$244,100		