

Key: 3399

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.529

LEGAL

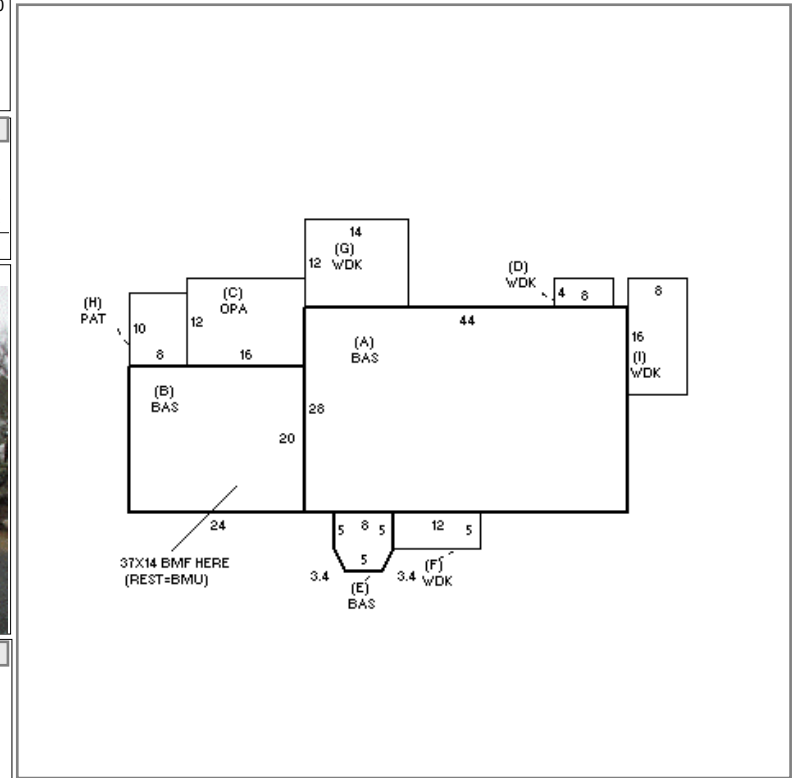
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
MITCHELL SUSAN L & HAMEL MARY 142 HILLCREST RD NEEDHAM, MA 02492		58-9-0		5 COOPER CIR								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MITCHELL SUSAN L & HAMEL		07/15/2022	QS	1,587,000	35251-271							
ROSENBAUM MARTY & LORRAIN		11/04/2016	F	10	30065-347							
ROSENBAUM MARTY & LORRAIN		10/12/2000	G	565,000	13294-219							
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	990,275	1.00	1	1.00	V9	2.75	767,460
300	A	0.675	15	1.00	1	75,625	1.00	1	1.00	V9	2.75	51,050

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 %
23-171	05/01/2023	3	REPAIR/REMOD	1,000			0 0
22-378X	09/27/2022	4	REHAB	2,902	01/05/2023	LG	100 100
SS21-10	01/01/2020	50	SPLIT SUB		03/12/2020	JN	100 100
08-125	06/20/2008	10	ALL OTHERS		04/13/2009	JH	100 100
01-108	06/25/2001	9	DECK	7,000	04/11/2002	BT	100 100

TOTAL	1.450 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	818,500	517,600
Inf1	NO ADJ		BUILDING	599,600	441,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,418,100	958,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 PER 7/20/15 LIST: MINI-SPLIT UNIT FOR A/C IN KITCHEN ONLY; MST FOR FREESTANDING GAS-BURNING STOVE; LLF=FAM RM+STUDIO+FULL BATH.

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/20/2015	FC
STYLE	1	1.00	RANCH [77%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [77%]			
FRAME	1	1.00	WOOD FRAME [77%]			

YEAR BLT	1975	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	868,972	
NET AREA	2,290	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,772	1975	300.62	532,703	CONDITION ELEM	CD	
\$NLA(RCN)	\$379	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	C	OPA	N	OPEN PORCH	192		75.94	14,581			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	388		52.35	20,314			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	H	PAT	N	PATIO	80		20.63	1,650			
				FLOOR COVER	1	HARDWOOD	1.00		LLF	L	LOWER LEVEL FIN	518	0	213.29	110,483			
				INT. FINISH	2	DRYWALL	1.00		LLU	N	LOWER LEVEL UNF	1,194		150.63	179,858			
				HEATING/COOLING	15	FHW/DCTLS AC	1.03		MST	O	MASONRY STACK	1		3,083.80	3,084			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		6	1.00															
BEDROOMS		4	1.00															
BATHROOMS		3	1.00															
FIXTURES		9	\$6,300															
UNITS		1	1.00															
EFF.YR/AGE 1987 / 35																		
COND 31 31 %																		
FUNC 0																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$599,600																		