

Key: 3418

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.548

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LAND

CURRENT OWNER		PARCEL ID		LOCATION								
ABRAMS DAVID & AMY 20 LOWELL LN BROOKLINE, MA 02445		58-29-0		3 DUNE WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
ABRAMS DAVID & AMY		10/05/2022	T	4,200,000	(231249)							
DUNE PARTNERS LLC		10/04/2019	F	100	(214366)							
NINE ZEROS REVOCABLE TRUS		10/13/2017	QS	2,075,000	(214366)							
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	ER7	0.95 1 1.00	2,394,665	1.00 1 1.00	WF2	7.00				1,855,870
300	A	0.225 15 1.00	1 1.00 1 1.00	192,500	1.00 1 1.00	WF2	7.00					43,310

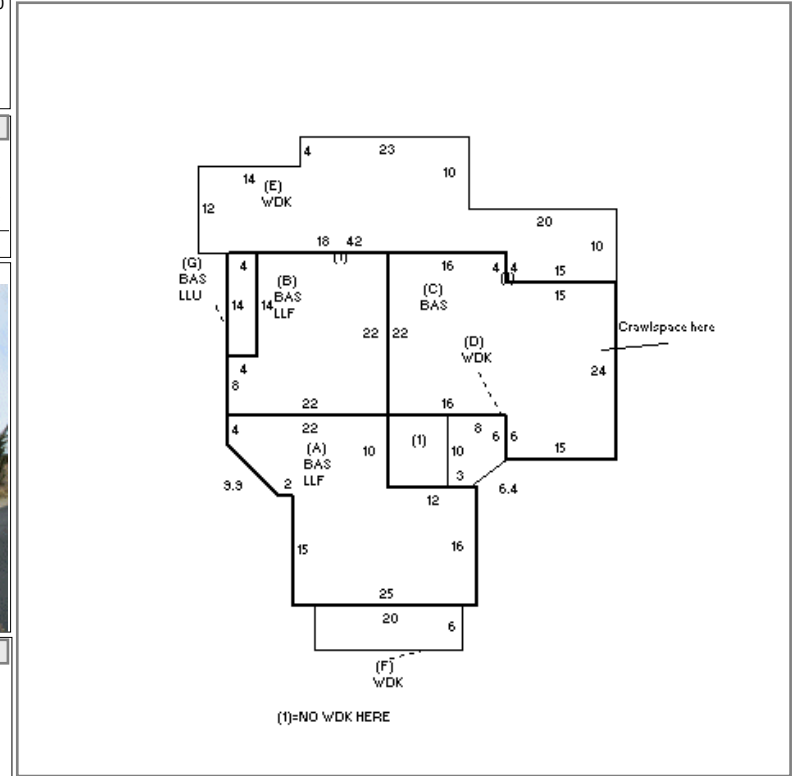
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
NP	03/02/2023	4	REHAB		03/02/2023	JN	100 100
17-327	12/12/2017	4	REHAB	12,000	07/26/2018	LG	100 100
06-188	08/15/2006	3	REPAIR/REMOD	85,000	06/05/2008	JH	100 100
94-65	05/27/1994	10	ALL OTHERS	4,500	06/19/1996		100 100

LAND

TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,899,200	1,651,300
Inf1	EROSION		BUILDING	965,200	781,100			
Inf2	NO ADJ		DETACHED	1,800	0			
			OTHER	0	0			
						TOTAL	2,866,200	2,432,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00	BEACH STAIRS	1	0.00	
GRL	G	1.18	G 0.90	3*8	24	0.00	
WDK	G	1.18	G 0.90	AT BCH 10*15	150	12.98	1,800



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BUILDING	CD	ADJ	DESC	MEASURE	3/17/2023	LG
MODEL	1		RESIDENTIAL	LIST	7/26/2018	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplits (4). JUNE 2014 LEFT SIDE NOT MEASURED DUE TO OVERGROWTH.

YEAR BLT	1984	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,834	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,033	1984	295.35	305,092
\$NLA(RCN)	\$415	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,801	1984	438.53	789,792
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	906		67.73	61,364
				ROOF COVER	1	ASPHALT SHINGLE	1.00	G	LLU	N	LOWER LEVEL UNF	56		233.84	13,095
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	15	FHW/DCTLS AC	1.03								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,177,043
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$965,200