

Key: 3451

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.582

LEGAL

LAND

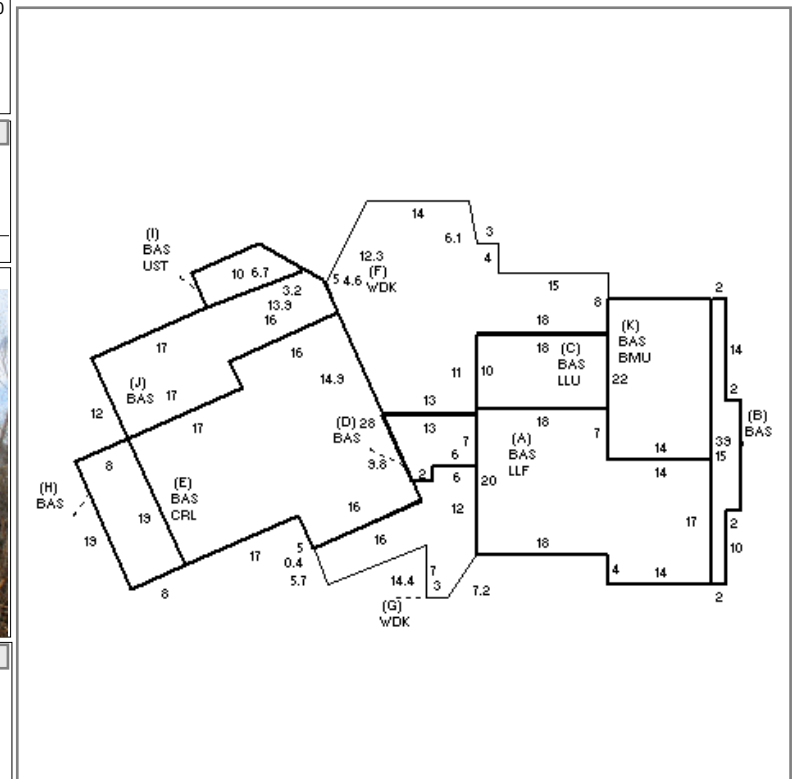
CURRENT OWNER		PARCEL ID		LOCATION	
CETRULO LAWRENCE G & LYNN T C/O CETRULO LLP 2 SEAPORT LN 10TH FLR BOSTON, MA 02210		58-64-0		20 STURDY WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CETRULO LAWRENCE G & LYNN		02/14/1992	QS	390,000	7877-213

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-218X	05/31/2023	4	REHAB	7,950			0 0
21-032	01/26/2021	40	STUDIO	350,000	01/05/2023	LG	100 100
17-287X	10/18/2017	90	BP NVC	1,550	07/25/2018	JN	100 100
13-314	12/04/2013	2	ADDITION	125,000	09/23/2014	FC	100 100
12-166	07/03/2012	2	ADDITION	200,000	11/01/2012	FC	100 100

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	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	1.235 15 1.00	1	1.00	1	99,000	1.00	1	1.00	V16	3.60	122,270

TOTAL	2.010 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	DEED RESTRICTION PROHIBITS SUBDIVISION PER BK 7877/213.			LAND	1,127,000	979,800
Inf1	NO ADJ		BUILDING	1,091,400	919,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	584,000	242,300			
			TOTAL	2,802,400	2,141,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2023	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/7/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,559,197	
NET AREA	3,190	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	598	1984	325.61	194,715	CONDITION ELEM	CD	
\$NLA(RCN)	\$489	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,116	1984	437.97	926,751			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	180	243.49	43,828			
STORIES(FAR)	1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	E	CRL	N	CRAWL SPACE	771	59.81	46,113					
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	857	70.52	60,438					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	476	2014	437.97	208,476				
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	I	UST	N	UTILITY STORAGE	64	169.61	10,855					
FIXTURES	10	\$7,000	FUEL SOURCE	1	OIL	1.00	K	BMU	N	BSMT UNFINISHED	308	127.81	39,365					
UNITS	1	1.00						F11	O	FPL 1S 1OP	1	16,949.00	16,949					
																EFF.YR/AGE	1989 / 33	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$1,091,400	

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CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

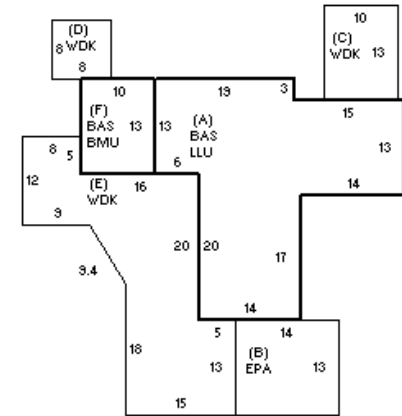
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	584,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/05/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2023	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
 No oven. No interior access to basement level.  
 LLU=walkout lower level w/drywall ceiling, drywall walls, polished slab floor. BMU=separate room w/utilities.

G

YEAR BLT	2021	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	589,908																			
NET AREA	849	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLU	N	LOWER LEVEL UNF	719		205.69	147,892																					
\$NLA(RCN)	\$695	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	849	2021	409.05	347,280																					
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	182		177.44	32,293																					
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	747		60.70	45,342																					
				FLOOR COVER	1	HARDWOOD	1.00	F	BMU	N	BSMT UNFINISHED	130		110.01	14,301																					
				INT. FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00																						
				HEATING/COOLING	8	HEAT PUMP	1.04		ODS	O	OUT DOOR SHOWER	1		0.00																						
				FUEL SOURCE	3	ELECTRIC	1.00																													
<table border="1"> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES(FAR)</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td>4</td> <td>\$2,800</td> </tr> <tr> <td>UNITS</td> <td>0</td> <td>1.00</td> </tr> </table>																CAPACITY	UNITS	ADJ	STORIES(FAR)	1	1.00	ROOMS	3	1.00	BEDROOMS	2	1.00	BATHROOMS	1	1.00	FIXTURES	4	\$2,800	UNITS	0	1.00
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