

Key: 3475

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.612

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
PAUL EZRA & MICHELLE C 38 CLOVELLY RD WELLESLEY, MA 02481		59-20-0		2 COBB RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PAUL EZRA & MICHELLE C		09/11/2018	F	100	(217260)
PAUL EDITH IRREVOCABLE TR		09/14/2010	99		(192429)
PAUL EDITH		09/14/2010	99		(120414+)

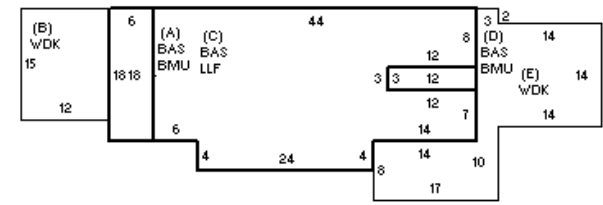
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-266	07/05/2023	90	BP NVC	28,000			0 0
23-037	01/18/2023	5	DEMO	6,720	03/09/2023	LG	100 100
13-250	10/04/2013	90	BP NVC	8,000			100 100

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	1.00	990,275	1.00	1	1.00	V7 2.75	767,460
300	A	0.165 15 1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V7 2.75	12,480

TOTAL	40,947 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	779,900	493,200
Inf1	NO ADJ		BUILDING	335,900	299,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL							1,115,800	792,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/27/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/24/2016	CF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF = 2 BDRROOMS, DEN & BATHROOM.

BUILDING

YEAR BLT	1974	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493,948		
NET AREA	1,848	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	144		76.73	11,049	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	996	1974	285.32	284,177				
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	566		42.34	23,963				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	LLF	L	LOWER LEVEL FIN	852	1974	188.24	160,384				
				FLOOR COVER	6	OTHER	1.00		F11	O	FPL 1S 10P	1		10,175.40	10,175				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	13	NO HEAT	0.93												
				FUEL SOURCE	8	NONE	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1981 / 41
STORIES(FAR)		1	1.00															COND	32 32 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	32 % GD 68
FIXTURES		6	\$4,200															RCNLD	\$335,900
UNITS		0	1.00																