

Key: 3481

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.618

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SUMMERS LAWRENCE H 207 FISHER AVE BROOKLINE, MA 02445-4223		59-26-0		1 MANOMET WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SUMMERS LAWRENCE H		01/06/2011	A	950,000	(193354)
SUMMERS ROBERT		10/15/2004	99	(174712)	
SUMMERS ROBERT & ANITA A		07/02/1992	QS	205,000	(127127)

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 %
22-268	06/15/2022	2	ADDITION	425,000	12/08/2022	LG	40 40
20-008X	01/13/2020	90	BP NVC	20,900	06/17/2020	LG	100 100
92-102	09/18/1992	1	SINGLE FAM R	160,000	06/03/1993		100 100


LAND

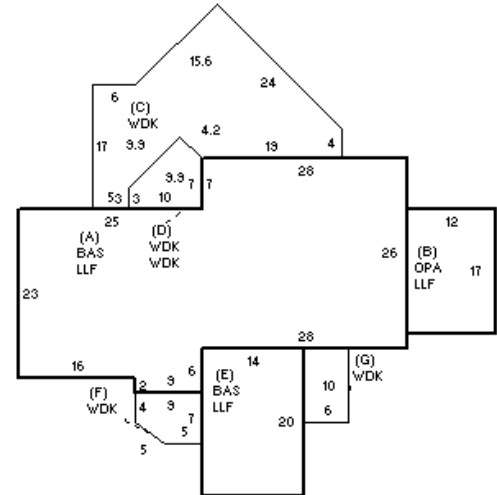
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775 15 1.00		1	1.00	1	1.00		990,275	1.00	1	1.00	V9	2.75	767,460
300	A	0.005 15 1.00		1	1.00	1	1.00		75,625	1.00	1	1.00	V9	2.75	380

DETACHED

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	767,800	485,600
Infl1	NO ADJ		LAND	856,700	586,700			
Infl2	NO ADJ		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,624,500	1,072,300

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/17/2023
									



LOADING

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2019	LG	BLDG COMMENTS						
MODEL	1		RESIDENTIAL	LIST	8/2/2010	JH	Minisplits (2)						
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR							
QUALITY	G	1.35	GOOD [100%]										
FRAME	1	1.00	WOOD FRAME [100%]										

YEAR BLT	1992	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,189,906
NET AREA	3,406	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,805	1992	256.03	462,126	CONDITION ELEM	CD
\$NLA(RCN)	\$349	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,601	1992	397.68	636,690		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	204		95.17	19,416		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	736		61.11	44,977		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		20,398.40	20,398		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	16	RAD/DCTLS AC	1.03										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		7	1.00														
BEDROOMS		5	1.00														
BATHROOMS		3	1.00														
FIXTURES		9	\$6,300														
UNITS		0	1.00														
EFF.YR/AGE		2013 / 9															
COND		09 09 %															
FUNC		19 UC															
ECON		0															
DEPR		28 % GD 72															
RCNLD		\$856,700															