

Key: 5759

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.959

LEGAL

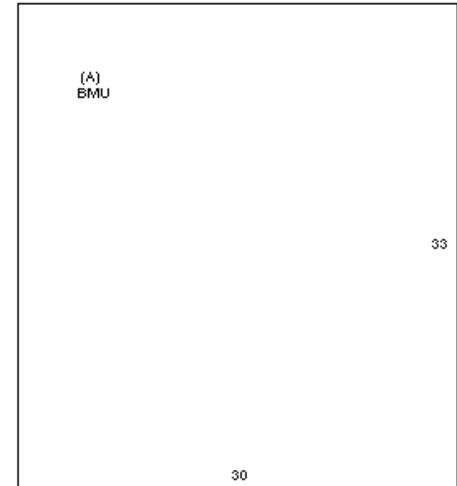
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MARCUS BUILDERS, LLC C/O BOULIN NIGEL A & PO BOX 595 TRURO, MA 02666				39-318-0				5 RUSSELL WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BOULIN NIGEL A & MARCUS BUILDERS, LLC				08/29/2023	U	550,000	35963-176					
				04/08/2022	QS	275,000	35035-51					
BRANDON PAUL A				04/23/1997	A	60,000	10710-289					


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	%
22-372	09/19/2022 05/09/2003	1 50	SINGLE FAM R SPLIT SUB	350,000	12/27/2022	LG	5 100	5 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	12	1.00	RT6	0.90	1	1.00	372,704	1.00	1	1.00	V2	1.15	288,850
300	A	0.195	12	1.00	1	1.00	1	1.00	31,625	1.00	1	1.00	V2	1.15	6,170

TOTAL	42,253 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	NEW LOT FY05 PER 2003 SUBDIV. FY07 NBHD CHG PER 2005 SALES REVIEW.			LAND	295,000	256,500
Inf1	ABUTS RTE 6		BUILDING	71,400	0			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	366,400	256,500			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/27/2022
									

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	0	1.00	[100%]	REVIEW			
QUALITY		1.00	[100%]				
FRAME		1.00	[100%]				

BUILDING

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	71,379
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00	A	BMU	N	BSMT UNFINISHED	990		72.10	71,379	CONDITION ELEM	CD
\$NLA(RCN)	\$0	OVERALL	1.000	EXT. COVER	0		1.00										
				ROOF SHAPE	0		1.00										
				ROOF COVER	0		1.00										
				FLOOR COVER	0		1.00										
				INT. FINISH	0		1.00										
				HEATING/COOLING	0		1.00										
				FUEL SOURCE	0		1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	0 / 0
STORIES(FAR)	0	1.00	COND	0 0 %
ROOMS	0	1.00	FUNC	0
BEDROOMS	0	1.00	ECON	0
BATHROOMS	0	1.00	DEPR	0 % GD 100
FIXTURES	0	1.00	RCNLD	\$71,400
UNITS	0	1.00		