

Key: 5779

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.978

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|------------|------------|------------|--------------|--|
| LORD MICHAEL A & AMBER B PO BOX 624 TRURO, MA 02666 | | 46-381-0 | 4 MARSH LN | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| LORD MICHAEL A & AMBER B | | 11/08/2013 | U | 150,000 | 27813-38 | |
| KENNEDY ROSANNE B | | 12/04/2003 | N | 105,000 | 17996-088 | |
| MORRIS GREGORY M & GREGOR | | 07/29/2002 | QS | 205,000 | 15408-83 | |

| 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 | % |
| 20-385 | 12/16/2020 | 80 | SOLAR TAXABL | 24,000 | 03/01/2021 | LG | 100 | 100 |
| FY2018 | | 35 | RES EXEMPT | | 04/23/2018 | | 0 | 0 |
| 13-290 | 11/15/2013 | 1 | SINGLE FAM R | 250,000 | 09/12/2014 | FC | 100 | 100 |
| | 07/31/2003 | 50 | SPLIT SUB | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.775 | 14 | 1.00 | 1 | 1.00 | 1 | 1.00 | R03 | 1.15 | | 320,940 |
| 300 | A | 0.015 | 14 | 1.00 | 1 | 1.00 | 1 | 1.00 | R03 | 1.15 | | 470 |
| 350 | A | 0.240 | 14 | 1.00 | 1 | 1.00 | 1 | 1.00 | TWP | 1.00 | | 1,660 |

| TOTAL | 1.030 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|---------------------------------------|-----|------|---|--------------|----------------|----------------|
| Nbhd | TRURO CENTER | NOTE NEW PCL FY05 PER 2003 SUBDIV. | | | | LAND | 323,100 | 244,500 |
| Inf1 | NO ADJ | | | | | BUILDING | 526,500 | 451,900 |
| Inf2 | NO ADJ | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 849,600 | 696,400 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/16/2023 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/12/2014 | FC |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 2014 | SIZE ADJ | 1.020 |
|--------------|-------|------------|---------|
| NET AREA | 1,650 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$347 | OVERALL | 1.080 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | | 2 | 1.00 |
| ROOMS | | 5 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 2.5 | 1.00 |
| FIXTURES | | 9 | \$6,300 |
| UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|-----------------|------|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXT. COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 825 | | 79.43 | 65,527 |
| A | BAS | L | BAS AREA | 825 | 2014 | 334.62 | 276,060 |
| A | USF | L | UP-STRY FIN | 825 | 2014 | 258.05 | 212,895 |
| B | OPA | N | OPEN PORCH | 75 | | 111.70 | 8,378 |
| C | WDK | N | ATT WOOD DECK | 32 | | 96.01 | 3,072 |

| TOTAL RCN | 572,232 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2014 / 8 |
| COND | 08 08% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 8 % GD 92 |
| RCNLD | \$526,500 |

