

Key: 5912

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.017

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LAND

CURRENT OWNER		PARCEL ID		LOCATION								
BIG PLUS, LLC RES AGT: THOMAS LESSER 39 MAIN ST NORTHAMPTON, MA 01060		40-162-0		5 FAIR WINDS PASSAGE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
BIG PLUS, LLC		05/17/2021	O	1,050,000	34119-22							
NADEAU THOMAS J		11/20/2020	P	325,000	33490-239							
ATLANTIC HIGHLANDS LLC		04/30/2004	G	1,300,558	18533-79+							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R07	1.30		362,800
300	A	0.172	12	1.00	1	1.00	1	1.00	R07	1.30		6,150

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 %
22-493X	12/05/2022	6	SHED	3,500	06/09/2023	LG	100 100
21-443	12/14/2021	70	POOL	61,250	12/27/2022	LG	100 100
21-369	10/13/2021	3	REPAIR/REMOD	50,000	12/27/2022	LG	100 100
21-315	09/03/2021	9	DECK	25,000	12/22/2021	LG	100 100
21-209	06/15/2021	2	ADDITION	100,000	12/27/2022	LG	100 100

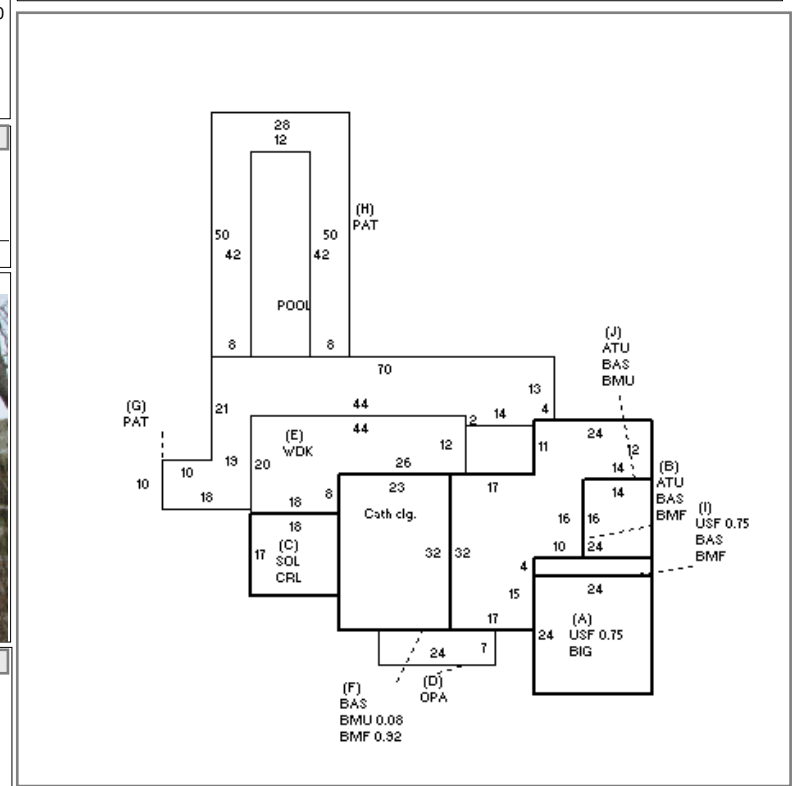
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TOTAL	41,269 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	11/20/2020 SF chng per Deed 33490-239. NEW PCL	LAND		369,000	320,800	
Infl1	NO ADJ	O	FY06 PER 2004 SUBDIV. FOR SALE 3/2/10@\$409K	BUILDING		1,360,200	682,700	
Infl2	NO ADJ	T	PER TRURO RE WEBSITE.	DETACHED		25,700	0	
		E		OTHER		0	0	
				TOTAL		1,754,900	1,003,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18	G 0.90 12*42	2022	504	43.18	19,600
SHF	E	1.80	E 1.00 11*17		187	27.98	5,200
OPA	E	1.80	E 1.00 ON SHF 4*11		44	19.80	900



BLDG COMMENTS
Interior data estimated per building plans pending
Assessor access. Minisplits (2). BMU= 14x16 and 6x10
Mech.Rooms.



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BUILDING	CD	ADJ	DESC	MEASURE	12/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	2/7/2023	EST
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,373,908
NET AREA	2,858	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		83.83	48,288	CONDITION ELEM	CD
\$NLA(RCN)	\$481	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	504	2021	270.82	136,495		
CAPACITY				STORIES(FAR)	1	1.00	ROOF SHAPE	1	BMF	N	BSMT FINISH	1,765		123.84	218,581	EFF.YR/AGE	2021 / 1
ROOMS	6	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	2,048	2021	323.84	663,224			
BEDROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	ATU	N	UNFIN ATTIC	1,216		87.46	106,346	COND	01 01 %	
BATHROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	C	CRL	N	CRAWL SPACE	306		46.46	14,216	FUNC	0	
FIXTURES	10	\$7,000	HEATING/COOLING	1	FORCED AIR	1.00	C	SOL	L	SOLARIUM	306	2021	200.95	61,490	ECON	0	
UNITS	0	1.00	FUEL SOURCE	2	GAS	1.00	D	OPA	N	OPEN PORCH	168		83.94	14,102	DEPR	1 % GD 99	
RCNLD \$1,360,200																	