

Key: 6018

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.059

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NADEAU THOMAS J PO BOX 1135 TRURO, MA 02666		43-213-0		1 LILY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NADEAU THOMAS J		06/14/2021	P	335,000	(226603)
LILY & ALFRED REALTY TRUS		11/30/2007	99		(176503+)
LILY & ALFRED REALTY TRUS		04/26/2005	F		(176503)

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 %
21-415	11/23/2021	1	SINGLE FAM R	600,000	12/13/2022	LG	65 65
SS1	07/11/2005	50	SPLIT SUB				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	13	1.00	1	1.00	1	1.00	522,145	1.00	1	1.00	V3	1.45	404,660
300	A	0.245	13	1.00	1	1.00	1	1.00	39,875	1.00	1	1.00	V3	1.45	9,770

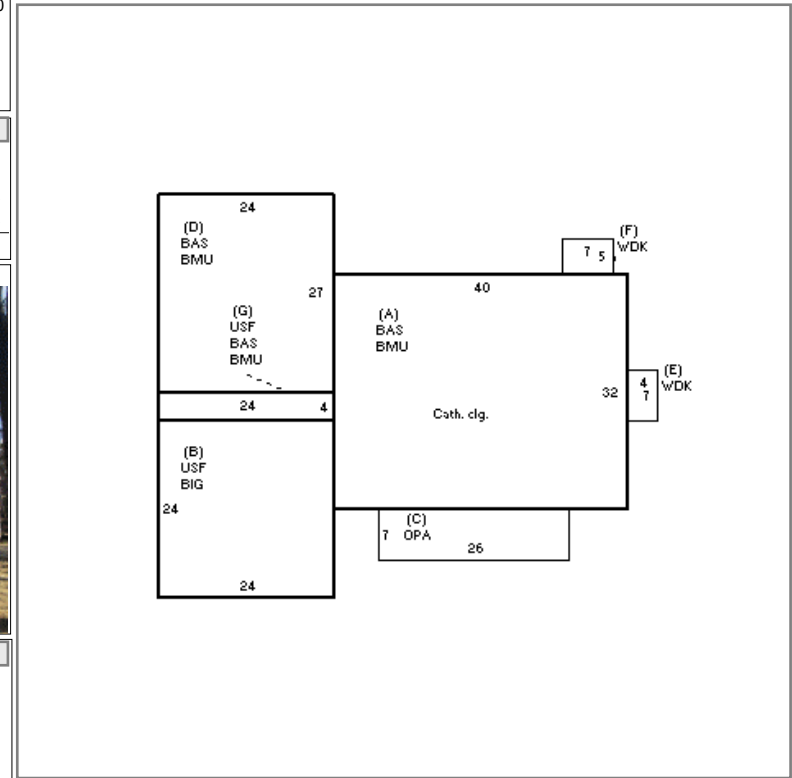
TOTAL	1.020 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY07=NEW PCL PER 2005 SUBDV+ ADDED	LAND		414,400	360,300	
Infl1	NO ADJ	O	VW+NBHD CHG 6 TO 5 PER SITE REV. FY09 NBHD	BUILDING		611,600	73,900	
Infl2	NO ADJ	T	TO 4 (NVC) LIKE OTHER LOTS PER FY08 ABTS.	DETACHED		0	0	
		E		OTHER		0	0	
				TOTAL		1,026,000	434,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2022	LG
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,696	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$349	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	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



CD	ADJ	DESC	MEASURE	12/13/2022	LG
1		RESIDENTIAL	LIST		
1.00		RANCH [100%]	REVIEW		
1.00		AVERAGE [100%]			
1.00		WOOD FRAME [100%]			

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	940,987
+	BMU	N	BSMT UNFINISHED	2,024		59.40	120,235	CONDITION ELEM	CD
A	BAS	L	BAS AREA	1,280	2022	291.52	373,146		
B	BIG	N	BUILT-IN GARAGE	576		75.47	43,469		
+	USF	L	UP-STRY FIN	672	2022	241.33	162,175		
C	OPA	N	OPEN PORCH	182		75.56	13,752		
+	BAS	L	BAS AREA	744	2022	291.52	216,891		
+	WDK	N	ATT WOOD DECK	63		79.67	5,019		

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	35 UC
ECON	0
DEPR	35 % GD 65
RCNLD	\$611,600