

Key: 6019

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.060

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRATSKAIR STANLEY & BRATSKAIR ANNE REZNIKOFF PO BOX 1276 TRURO, MA 02666				43-214-0				3 LILY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRATSKAIR STANLEY & GRANDEL JOSHUA F & LAURA LILY & ALFRED REALTY TRUS				05/16/2019	QS	1,200,000	(219408)				
				12/30/2005	P	390,000	(178943)				
				04/26/2005	F		(176503)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-436	11/07/2022	3	REPAIR/REMOD	16,000	09/19/2023	LG	100 100
21-309	09/01/2021	70	POOL	62,520	09/21/2022	LG	100 100
20-025	01/27/2020	3	REPAIR/REMOD	20,000	11/04/2020	LG	100 100
		6	SHED		05/06/2011	MR	100 100
07-152	07/18/2007	7	GARAGE		04/09/2019	JN	100 100

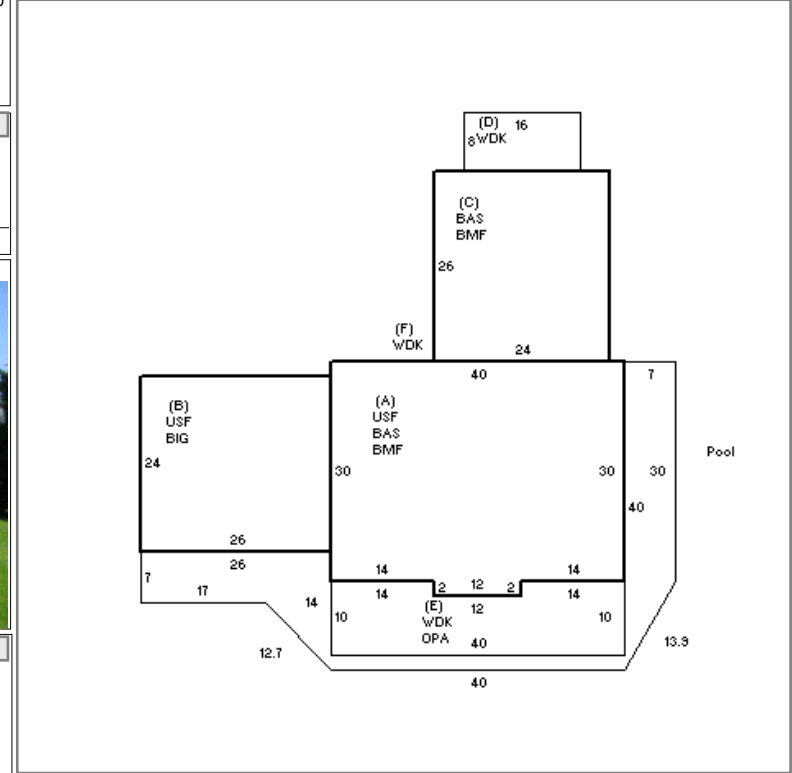
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	522,145	1.00	1	1.00	V3		404,660
300	A	0.375	13	1.00	1	39,875	1.00	1	1.00	V3		14,950

TOTAL	1.150 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE NEW PCL FY07 PER 2005 SUBDIV.				LAND	419,600	364,900
Inf1	NO ADJ					BUILDING	1,540,700	1,273,600
Inf2	NO ADJ					DETACHED	23,700	2,100
						OTHER	215,100	176,800
						<b>TOTAL</b>	<b>2,199,100</b>	<b>1,817,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	G 0.90	10*14	2010	140	17.61
SPG	G	1.18	G 0.90	16*32	2022	512	43.18
PTD	G	1.18	G 0.90	AT POOL	2022	670	2.71



BLDG COMMENTS  
RM (APPROX 12X12) PARTITIONED IN BSMT FOR FUTURE FINISH PER 5/14/07 LIST=CHECK IN NEXT LIST. EXTRA FIXT=3 IN FULL BATHS+WET BAR.



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2014	FC
MODEL	1		RESIDENTIAL	LIST	5/30/2014	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/25/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,812,616
NET AREA	3,696	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,848		151.47	279,922	CONDITION ELEM	CD
\$NLA(RCN)	\$490	OVERALL	1.080	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,848	2006	414.87	766,682		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,848	2006	312.41	577,328		
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	624		102.81	64,156		
ROOMS	8		1.00	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,059		64.08	67,856		
BEDROOMS	4		1.00	INT. FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	376		94.25	35,438		
BATHROOMS	2.5		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	GAS FIREPLACE	1			12,833.80	12,834		
FIXTURES	12		\$8,400	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			
UNITS	0		1.00														
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$1,540,700

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LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

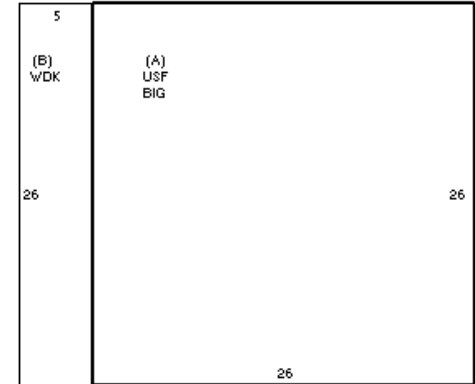
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	215,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/19/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/10/2019	EST
MODEL	1		RESIDENTIAL	LIST	4/10/2019	EST
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,043
NET AREA	676	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	676		83.76	56,619	CONDITION ELEM	CD
\$NLA(RCN)	\$374	OVERALL	0.950	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	676	2007	274.08	185,275		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	130		69.60	9,048		
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	6	OTHER	1.00										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOLING	12	OTHER	1.00										
				FUEL SOURCE	7	OTHER	1.00										

EFF.YR/AGE		2007 / 15	
COND	15	15%	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD	\$215,100		