

Key: 6020

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.062

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
COSTA PETER M & MELISSA A 75 WASHINGTON ST, SUITE 100 PEMBROKE, MA 02359		43-215-0		5 LILY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COSTA PETER M & MELISSA A		05/10/2022	F	1 (229901)	
LILY LANE REALTY TRUST		10/15/2014	QS	230,000 (204694)	
LILY & ALFRED REALTY TRUS		11/30/2007	99	(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	%
18-128	04/20/2018	1	SINGLE FAM R		09/20/2020	LG	100	100
SS1	07/11/2005	50	SPLIT SUB				100	100

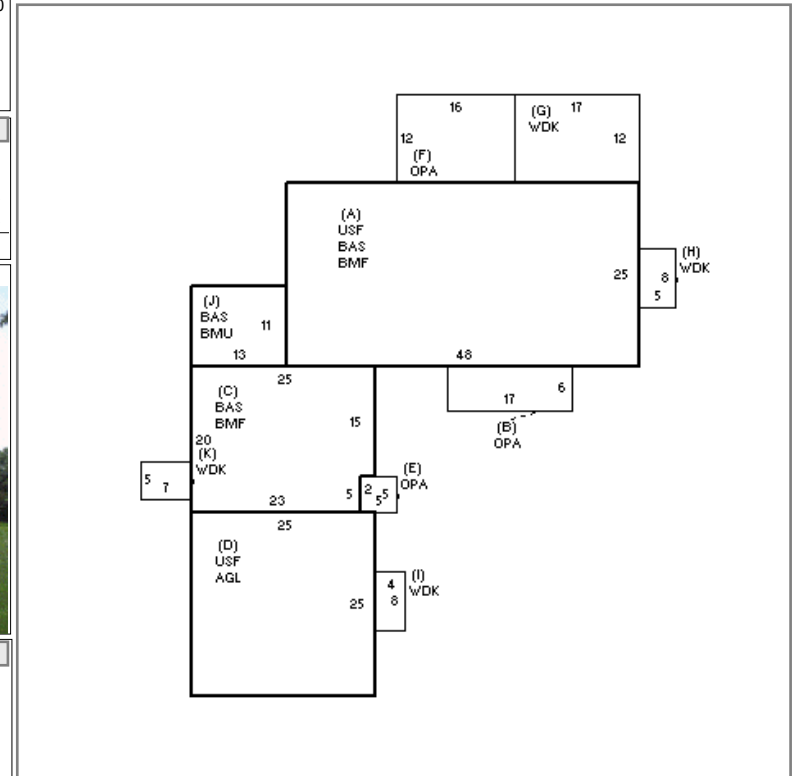
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13 1.00	1	1.00	1.00	360,100	1.00	1.00	R03	1.00		279,080
300	A	0.145 13 1.00	1	1.00	1.00	27,500	1.00	1.00	R03	1.00		3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY08 ABT=NBHD TO 4 (NVC)+VW FROM 1.40 TO 1.25	LAND		283,100	283,100	246,100
Inf1	NO ADJ	O	(L9). FY10 CHG FROM L9@1.25 TO VW3 @1.25 (BUT	BUILDING		1,727,000	1,727,000	1,425,900
Inf2	NO ADJ	T	TABLE CHG=VW3 @1.50) BUT FY10 ABT=CHG VW TO	DETACHED		0	0	0
		E	2 @1.25. FOR SALE 1/11/10 \$350K PER TRURO RE	OTHER		0	0	0
			WEBSITE. FY11= DELETED VW PER FIELD	TOTAL		2,010,100	2,010,100	1,672,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
12/23/2019 List was during construction therefore final is estimated pending future interior access. (C-19)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	LG
MODEL	1		RESIDENTIAL	LIST	12/23/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,798,981
NET AREA	3,658	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BMF	N	BSMT FINISH	1,690		155.42	262,654	CONDITION ELEM	CD
\$NLA(RCN)	\$492	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,833	2018	414.87	760,458		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,200	2018	312.41	374,888		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	319		94.25	30,066		
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	AGL	N	A GAR L AREA AB	625		183.26	114,536		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	625	2018	312.41	195,254		
BATHROOMS	3.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	311		72.62	22,584		
FIXTURES	13	\$9,100		FUEL SOURCE	2	GAS	1.00	J	BMU	N	BSMT UNFINISHED	143		116.13	16,607		
UNITS	0	1.00							GFP	O	GAS FIREPLACE	1		12,833.80	12,834		
									ODS	O	OUT DOOR SHOWER			0.00			
EFF.YR/AGE																2018 / 4	
COND																04 04 %	
FUNC																0	
ECON																0	
DEPR																4 % GD 96	
RCNLD																\$1,727,000	