

Key: 6023

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.065

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
THERIAULT MARK K & KATIE A 46 EVERGREEN ROAD READING, MA 01867		43-218-0		8 LILY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THERIAULT MARK K & KATIE		08/31/2020	QS	750,000	(223545)
MARTIN JASON A & MELISSA		03/27/2012	P	160,000	(196629)
LILY & ALFRED REALTY TRUS		11/30/2007	A		(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 %
20-276	09/29/2020	70	POOL	85,000	01/04/2021	LG	100 100
12-184	07/23/2012	1	SINGLE FAM R	300,000	08/05/2013	FC	100 100
SS7	07/11/2005	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 13	1.00 1	1.00	RW5 0.90	324,090	1.00 1	1.00	R03	1.00		251,170
300	A	0.045 13	1.00 1	1.00 1	1.00	27,500	1.00 1	1.00	R03	1.00		1,240

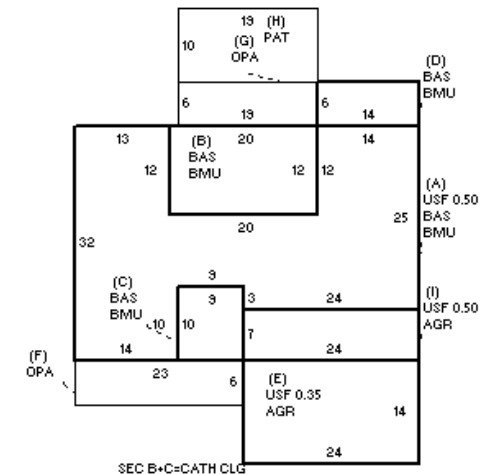
DETACHED

TOTAL	35,719 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	NEW FY07 (2005 SUBDV). ROW.90 (EASMNT=43-219 ACCESS).			LAND	252,400	219,500
Inf1	NO ADJ		LAND	781,600	670,500			
Inf2	RIGHT OF WAY		DETACHED	25,200	24,000			
			OTHER	0	0			
TOTAL			1,059,200	914,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18 A	0.75 20'41	2020	820	35.68	21,900
PTD	G	1.18 A	0.75 IRREG	2020	1,606	2.71	3,300



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	LG
MODEL	1		RESIDENTIAL	LIST	8/5/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	2/5/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	868,393
NET AREA	2,125	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,420		72.67	103,197		
\$NLA(RCN)	\$409	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,090	2012	336.51	366,800		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	705	2012	267.44	188,543		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	BAS	L	BAS AREA	330	2012	336.51	111,050		
				FLOOR COVER	1	HARDWOOD	1.00	+	AGR	N	ATTACHED GARAGE	504		104.45	52,641		
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	252		79.32	19,990		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	PAT	N	PATIO	190		18.79	3,570		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		17,002.00	17,002		
									ODS	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$781,600