

Key: 6024

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.066

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
GRANDEL FAMILY REVOC LIV TRUST TRS: JOSHUA & LAURA GRANDEL PO BOX 297 TRURO, MA 02666		43-219-0		6 LILY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GRANDEL FAMILY REVOC LIV		11/05/2019	F	1 (221022)	
GRANDEL JOSHUA F		06/17/2011	QS	150,000 (194525)	
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 %
FY2022		35	RES EXEMPT		08/03/2021		0 0
21-012	01/05/2021	7	GARAGE	40,000	08/06/2021	LG	100 100
18-398	11/08/2018	1	SINGLE FAM R	225,000	04/21/2020	LG	100 100
SS7	07/11/2005	50	SPLIT SUB				100 100

LAND

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	RT6	0.90 1	1.00	324,090	1.00 1	1.00	R03	1.00	251,170
300	A	0.155 13	1.00	1	1.00 1	1.00	27,500	1.00 1	1.00	R03	1.00	4,260

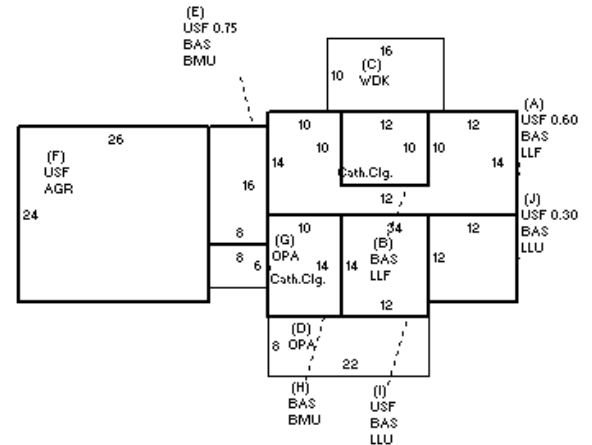
DETAILED

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	NEW FY07 ('05 SUBD). SITE REVW: NBHD 6 TO 5, VW1.4, LOC ADJ (ABUTS RT6). FY08 ABT: NBHD3+			LAND	255,400	222,100
Infl1	ABUTS RTE 6	O	NO LOC, VW TO 1.25(L9). NO TREE/VEG REMOVL			BUILDING	1,199,900	990,900
Infl2	NO ADJ	T	ALONG RT6. FY10 VW L9@1.25 TO VW3@1.25 BUT TABLE TO 3@1.5 =ABMT TO MV @1.00. FY 11 - LOC ADJ = RT 6			DETACHED	26,700	25,400
		E				OTHER	0	0
						TOTAL	1,482,000	1,238,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	E	1.80 E	1.00 26*26	2021	676	39.46	26,700	08/06/2021



BLDG COMMENTS
Interior data estimated pending Assessor access.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/23/2019	LG
MODEL	1		RESIDENTIAL	LIST	12/23/2019	REF
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,237,018	
NET AREA	2,677	DETAIL ADJ	1.005	FOUNDATION	3	CONTIN WALL	1.00	+	LLF	L	LOWER LEVEL FIN	476	2019	305.96	145,638	CONDITION ELEM	CD	
\$NLA(RCN)	\$462	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	796	2019	446.57	355,468			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,145	2019	340.84	390,262			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	260	2019	446.57	116,108			
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	160		83.94	13,430			
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	224		103.21	23,118			
				HEATING/COOLING	1	FORCED AIR	1.00	+	BMU	N	BSMT UNFINISHED	268		120.10	32,186			
				FUEL SOURCE	2	GAS	1.00	F	AGR	N	ATTACHED GARAGE	624		129.85	81,024			
								+	LLU	N	LOWER LEVEL UNF	312		228.80	71,385			
									ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2019 / 3	
																COND	03 03 %	
																FUNC	0	
																ECON	0	
																DEPR	3 % GD 97	
																RCNLD	\$1,199,900	