

Key: 6557

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.239

LEG  
AL  
LAND

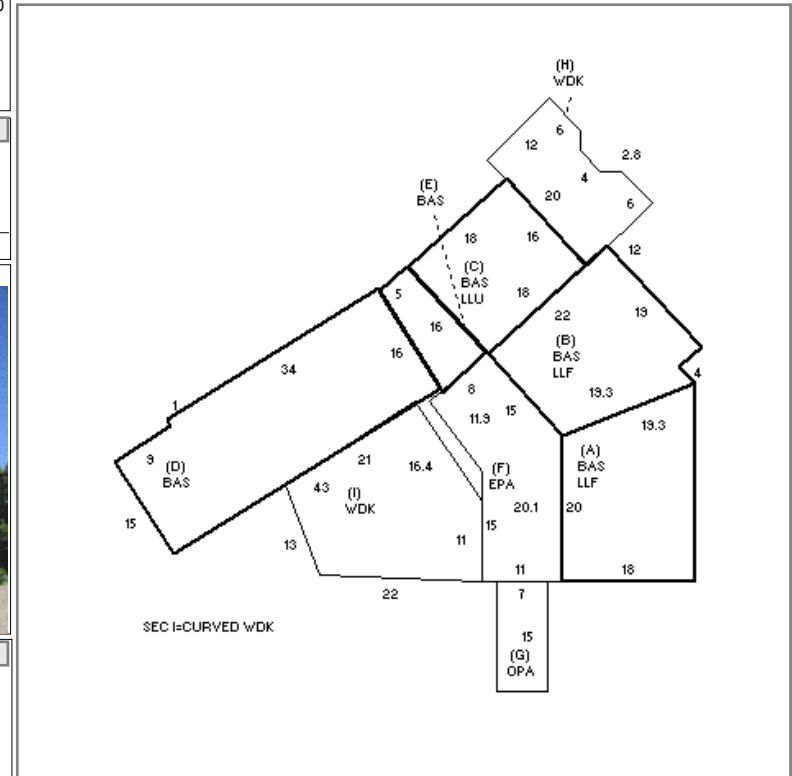
CURRENT OWNER		PARCEL ID		LOCATION								
CARNO ELLEN 20 MARION ST, UNIT 2 BROOKLINE, MA 02446		42-308-0		3 OBBO DR								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
CARNO ELLEN		12/23/2010	W	875,000	(193277+)							
M B O-J G O LLC		12/18/2006	J	3,500,000	(187580+)							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.144	11	1.00	CR	32,313	1.00	1	1.00	V17	4.70	4,650

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 %
21-047	02/03/2021	3	REPAIR/REMOD	100,000	05/13/2022	LG	100 100
17-143X	05/22/2017	4	REHAB		07/24/2018	JN	100 100
12-348	12/18/2012	80	SOLAR TAXABL	2,940	08/19/2013	FC	100 100
11-253	12/01/2011	1	SINGLE FAM R	900,000	08/19/2013	FC	100 100
09-SM05	12/17/2009	50	SPLIT SUB				100 100

DE  
TA  
CH  
ED

TOTAL	40,050 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	1,316,300	1,144,500
Inf1	NO ADJ		BUILDING	1,222,400	1,048,400			
Inf2	NO ADJ		DETACHED	16,600	16,000			
						OTHER	0	0
						<b>TOTAL</b>	<b>2,555,300</b>	<b>2,208,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50 G+	0.95 ATT ST1 8*10	2012	80	24.71	1,900
HTB	A	1.00 A	0.75		1	2,730.40	2,000
PTD	A	1.00 A	0.75 9*13		117	2.30	200
WDK	A	1.00 A	0.75 6*6		36	11.00	300
ST1	V	1.50 G+	0.95 9*10	2012	90	143.10	12,200



BU  
IL  
D  
IN  
G

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2021	LG
MODEL	1		RESIDENTIAL	LIST	8/19/2013	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
ST1 = studio/workshop w/util. sink. Attached SHF.

YEAR BLT	2012	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,358,231		
NET AREA	2,735	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	832	2012	316.75	263,537	CONDITION ELEM	CD		
\$NLA(RCN)	\$497	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	C	LLU	N	LOWER LEVEL UNF	288		245.98	70,841				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,903	2012	461.27	877,796				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	F	EPA	N	ENCL PORCH	341		186.34	63,541				
				FLOOR COVER	1	HARDWOOD	1.00	G	OPA	N	OPEN PORCH	105		123.28	12,945				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	678		71.24	48,303				
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		14,269.10	14,269				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
																		EFF.YR/AGE	2012 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$1,222,400