

Key: 6689

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.293

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EGAN RICHARD M 526 COLUMBUS AVE BOSTON, MA 02118				39-338-0				2 LAURAS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EGAN RICHARD M				10/21/2016	QS	648,400	30022-76				
NADEAU THOMAS J				12/18/2015	P	210,000	29346-298				
NICKERSON REALTY CORPORAT				05/29/2015	F		28902-46				


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	%
15-303	12/08/2015	1	SINGLE FAM R	280,000	12/13/2016	LG	100	100
10-SM08	10/08/2010	98	ROAD IN		12/04/2013	FC	100	100
		50	SPLIT SUB				100	100

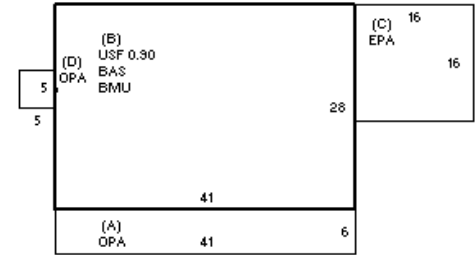
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R05	1.30		362,800
300	A	0.155	11	1.00	1	1.00	1	1.00	R05	1.30		5,540

DETACHED

TOTAL	40,508 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY12 15 OF 15 NEW LOTS PER MERGE THEN SUBDIV OF 39-75+76			LAND	368,300	320,300
Inf1	NO ADJ		BUILDING	785,400	673,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,153,700	994,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/13/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/13/2016	LG
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	835,562
NET AREA	2,181	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	OPA	N	OPEN PORCH	271		80.03	21,687	CONDITION ELEM	CD
\$NLA(RCN)	\$383	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	1,148		78.66	90,302		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,148	2016	346.28	397,532		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	1,033	2016	264.30	273,020		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCL PORCH	256		142.30	36,430		
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,291.90	10,292		
				HEATING/COOLING	8	HEAT PUMP	1.04										
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2016 / 6
COND	06 06 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$785,400