

Key: 6872

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.349

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEMANSKI STEVEN & BONNIE PO BOX 308 TRURO, MA 02666				47-170-0				5 UNION FIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEMANSKI STEVEN & BONNIE				06/15/2015	QS	519,000	(206522)				
NADEAU THOMAS J				12/30/2013	V	300,000	(202398)				
CHARNEY MAURICE & HANNA Q				12/30/1999	F		(156107)				

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	%
22-460	11/21/2022	80	SOLAR TAXABL	7,747	12/28/2022	LG	100	100
20-172	07/07/2020	7	GARAGE	75,000	12/07/2020	LG	100	100
14-223	10/22/2014	1	SINGLE FAM R	225,000	09/14/2015	FC	100	100
SS15-5	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100

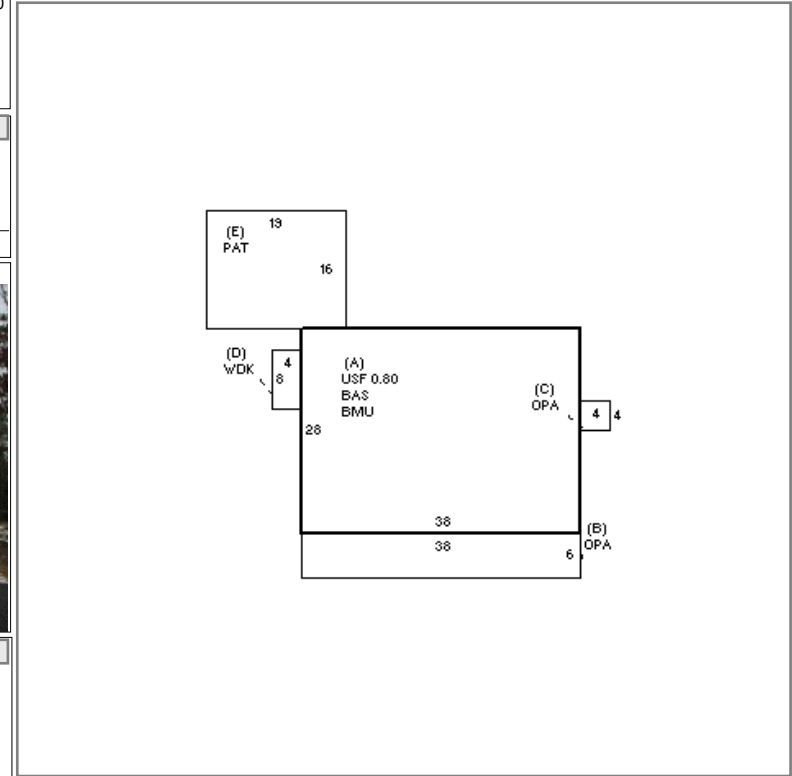
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	12	1.00	T10	0.85	1	1.00	306,085	1.00	1	1.00	R05	1.00	237,220
300	A	0.145	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R05	1.00	3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY16 CORR LPI	LAND	241,200	209,700			
Inf1	TOPOGRAPHY		BUILDING	656,200	563,000			
Inf2	NO ADJ		DETACHED	30,400	29,000			
			OTHER	0	0			
			TOTAL	927,800	801,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUL	G	1.18	G+ 0.95	24*24	2020	576	55.58	30,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2014	FC
MODEL	1		RESIDENTIAL	LIST	9/14/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,915	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		76.66	81,565
\$NLA(RCN)	\$368	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,064	2015	337.47	359,071
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	851	2015	260.26	221,479
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	244		77.99	19,030
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	ATT WOOD DECK	32		96.83	3,099
				INT. FINISH	2	DRYWALL	1.00	E	PAT	N	PATIO	304		16.53	5,024
				HEATING/COOLING	1	FORCED AIR	1.00		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		10,030.10	10,030
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	705,598
CONDITION ELEM	CD
EFF.YR/AGE	2015 / 7
COND	07 07 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$656,200