

Key: 7147

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.475

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FORANT MATTHEW R PO BOX 1261 TRURO, MA 02666				51-103-0				147 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FORANT MATTHEW R				10/23/2018	W	131,750		31613-187			
HABITAT FOR HUMANITY OF C				04/07/2016	K	217,000		29563-198			
NEWCOMB LIVING TRUST				09/03/2015	F	29117-32					

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 %
20-377	12/07/2020	3	REPAIR/REMOD	45,186	08/26/2021	LG	100 100
18-057	02/20/2018	80	SOLAR TAXABL	20,000	12/06/2018	LG	100 100
SS18-1		50	SPLIT SUB		03/14/2017		100 100
		60	AFFORDABLE H		03/14/2017		0 0
16-298	12/12/2016	1	SINGLE FAM R	125,000	12/06/2018	LG	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.380	12 1.00	1 1.00	1 1.00	288,080	1.64	1 1.00	R01 0.80			179,390

TOTAL	16,551 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 10/23/18 Decl. of Trust establ. 141-147 Rte 6 HOA. Bk 31613 Pg 165. Easemnts/Restrictions Bk 31613 Pg 151.				LAND	69,290	64,440
Inf1	NO ADJ		BUILDING	124,440	115,730			
Inf2	NO ADJ		DETACHED	250	240			
						OTHER	0	0
						TOTAL	193,980	180,410

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8*10	2018	80	16.47	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2017	LG
MODEL	1		RESIDENTIAL	LIST	12/17/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,314	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	OPA	N	OPEN PORCH	108		80.34	8,677
\$NLA(RCN)	\$303	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLF	L	LOWER LEVEL FIN	558	2017	214.36	119,613
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	756	2017	312.87	236,529
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	LLU	N	LOWER LEVEL UNF	198		160.29	31,738
				FLOOR COVER	6	OTHER	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	398,657
CONDITION ELEM	CD
EFF.YR/AGE	2018 / 4
COND	04 04%
FUNC	0
ECON	0 40B
DEPR	4 % GD 96
RCNLD	\$382,700

