

Key: 976

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 930

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LECLERC ROBIN & BELLEMARE JOCELYN 2540, MOUSSEAU ST MONTREAL QUEBEC. H1L 4V6 CANADA				36-87-0				55 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LECLERC ROBIN & CARBONE JOHN ESTATE OF				10/14/2009	Q	275,000	24094-33				
CARBONE JOHN				10/14/2009	99		1243-211+				
CARBONE JOHN				02/15/1991	99		1243-211+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-015X	01/17/2020	90	BP NVC	1,500	10/01/2020	LG	100	100
10-093	05/21/2010	3	REPAIR/REMOD	28,000	01/15/2013	FC	100	100
07-190	09/10/2007	90	BP NVC	2,000	05/12/2008	JH	100	100

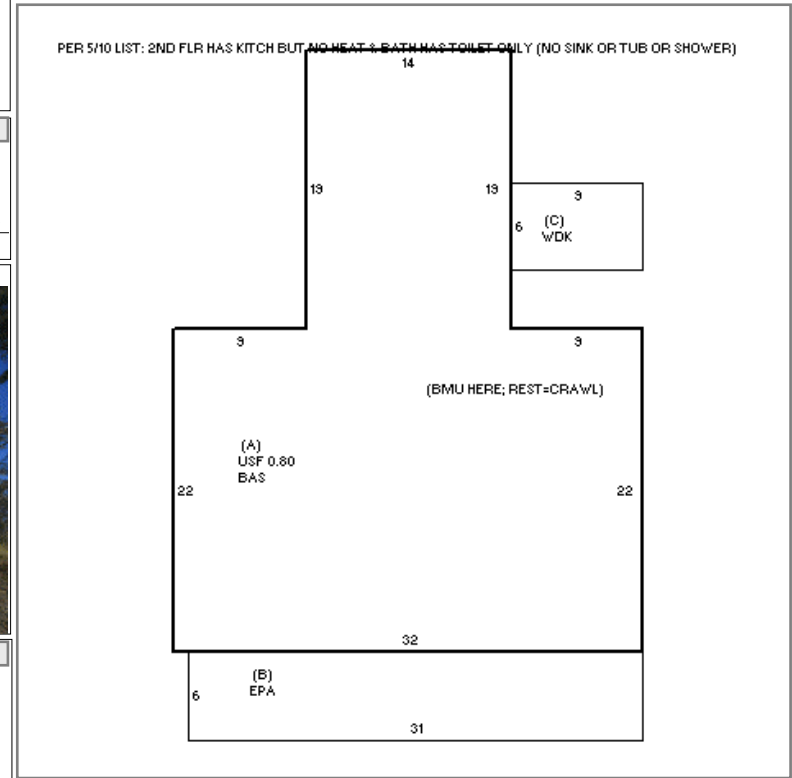
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.500	11	1.00	1	414,115	1.35	1	1.00	R04	1.15	280,440

TOTAL	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
21,780 SF	N				280,400	280,400	243,800
Nbhd	NORTH TRURO				LAND	292,500	253,400
Inf1	NO ADJ				BUILDING	14,600	13,900
Inf2	NO ADJ				DETACHED	0	0
					OTHER		
					TOTAL	587,500	511,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A- 0.70 12*16+4*4		208	95.40	13,900
PTD	A	1.00	A- 0.70 @ ST1 7*25		175	2.30	300
PTD	A	1.00	A 0.75 10*25		250	2.30	400



BLDG COMMENTS
USF heated by electric heat only, has full BA and kitch sink but no other kitchen equipment. WDK for upstairs egress was removed.



BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/9/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,746	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BAS AREA	970	1880	323.77	314,060
\$NLA(RCN)	\$342	OVERALL	1.045	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	776	1880	252.27	195,759
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	186		140.45	26,123
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	54		83.28	4,497
				FLOOR COVER	1	HARDWOOD	1.00		BMU	N	BSMT UNFINISHED	400		87.07	34,829
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		16,037.50	16,038
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	596,906
CONDITION ELEM	CD
EFF.YR/AGE	1962 / 60
COND	51 51 %
FUNC	0
ECON	0
DEPR	51 % GD 49
RCNLD	\$292,500