

Key: 1188

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.173

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CHANG GUILLERMO & ANNMARIE PO BOX 626 NO TRURO, MA 02652-0626		39-56-0		21 PRIEST RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CHANG GUILLERMO & ANNMARIE		07/17/2009	QS	605,000	23899-297
NICKLAUS CAROLYN N TRUST		03/17/2005	QS	634,000	19627-94
WOLITZER VICTOR & PHYLLIS		10/01/1982	99		3573-283


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18-218	07/05/2018	80	SOLAR TAXABL	27,177	11/19/2018	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
15-100	05/06/2015	2	ADDITION	320,000	01/15/2016	FC	100 100
09-208	12/01/2009	10	ALL OTHERS	11,000	05/02/2011	MR	100 100
06-035	02/27/2006	40	STUDIO	40,000	05/07/2007	JH	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	522,145	1.00	1	1.00	V4		404,660
300	A	0.595	11	1.00	1	39,875	1.00	1	1.00	V4		23,730

DETACHED

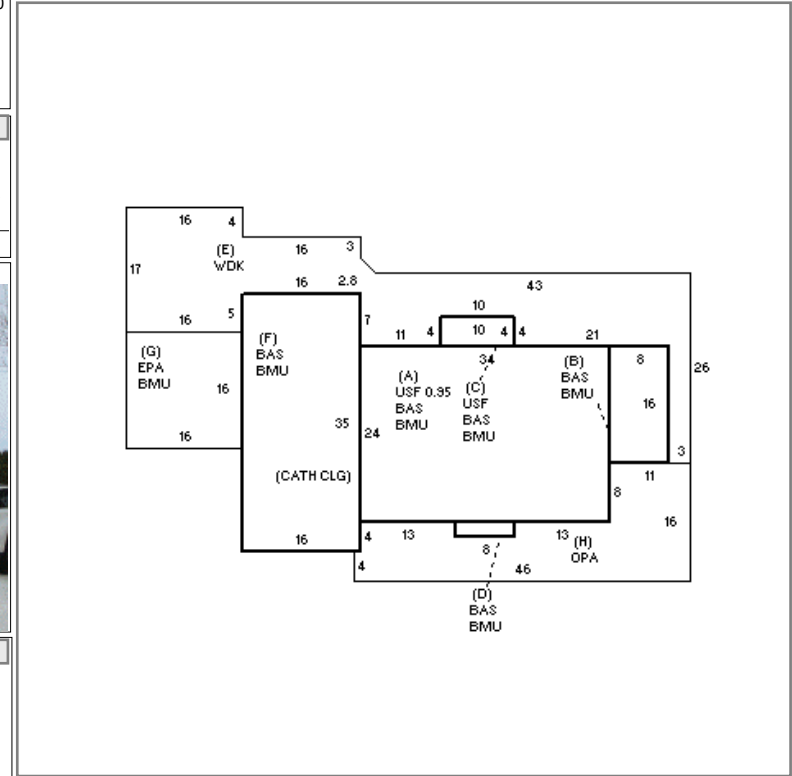
TOTAL	1.370 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		N O T E	MINIMAL VIEW FROM BOTH BLDGS PER 1/15/16 LIST+PHOTOS			LAND	428,400	372,500
Inf1	NO ADJ			BUILDING	940,300	772,500			
Inf2	NO ADJ			OTHER	186,400	160,300			
TOTAL								1,555,100	1,305,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/24/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	REF
MODEL	1		RESIDENTIAL	LIST	3/24/2023	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1983	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,132,917
NET AREA	2,375	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,816		78.08	141,791		
\$NLA(RCN)	\$477	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	984	1983	381.65	375,542		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	775	1983	300.21	232,665		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	USF	L	UP-STRY FIN	40	2015	300.21	12,008		
				FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BAS AREA	16	2015	381.66	6,107		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	ATT WOOD DECK	860		57.77	49,680		
				HEATING/COOLING	2	HOT WATER	1.02	F	BAS	L	BAS AREA	560	2015	381.65	213,723		
				FUEL SOURCE	2	GAS	1.00	G	EPA	N	ENCL PORCH	256		159.97	40,954		
								H	OPA	N	OPEN PORCH	436		79.97	34,866		
								F12	O		FPL 1S 2OP	1		19,282.40	19,282		



BUILDING

CONDITION ELEM	CD	EFF.YR/AGE	2005 / 17
COND		17	17 %
FUNC		0	
ECON		0	
DEPR		17	% GD 83
RCNLD			\$940,300

