

Key: 1263

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.253

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BLAKEMAN REALTY TRUST C/O S24, LLC 34 DEEPWOOD DRIVE EAST FALMOUTH, MA 02536				39-138-0				24 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
S24, LLC BLAKEMAN REALTY TRUST				03/08/2023 09/09/1991	QS 99	945,000		35670-34 7673-95			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-054X	03/03/2017	90	BP NVC	7,000	07/23/2018	JN	100	100
10-247	12/03/2010	3	REPAIR/REMOD	4,000	05/07/2012	FC	100	100
10-248	12/03/2010	3	REPAIR/REMOD	4,800	05/07/2012	FC	100	100
	10/15/2008	30	CHECK DATA		05/01/2009	JH	100	100

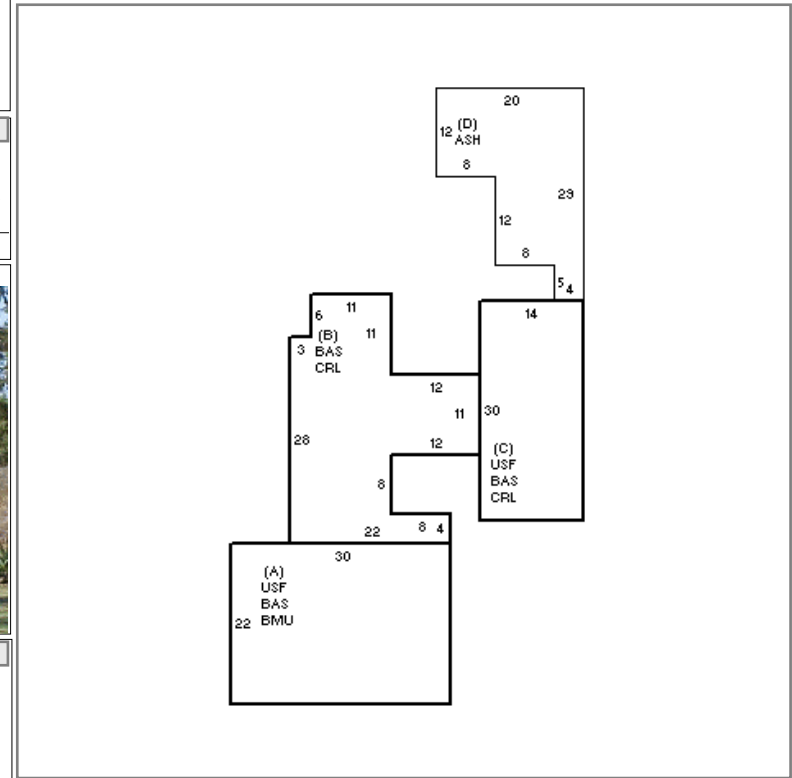
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,780 APT	1.00	1	1.00	1	1.00	386,300	1.29	1	1.00	APT 249,740

TOTAL	21,780 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APARTMENTS	N	3/8/2023 SF chng per Deed 35670-34. QUAIL MEADOW APTS. FY10= CHGD QUAL+COND ON SHF PER 5/09			LAND	249,700	261,100
Infl1	NO ADJ	O	INSPEC (POOR COND SO NV)			BUILDING	512,200	234,800
Infl2	NO ADJ	T				DETACHED	0	0
		E				OTHER	120,000	103,500
						TOTAL	881,900	599,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	SV	1.00	SV 1.00 12*24	1900		0.00		04/07/2009



BLDG COMMENTS
QUAIL MEADOW APTS (2-2BR+1-1BR)+2-BR COTTAGE



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2009	JH
MODEL	1		RESIDENTIAL	LIST	5/1/2009	EST
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	8/2/2000	EM
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,089,714
NET AREA	2,782	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	660		96.59	63,752	CONDITION ELEM	CD
\$NLA(RCN)	\$392	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,702	1840	372.15	633,392		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UP-STRY FIN	1,080	1840	294.13	317,661		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	CRL	N	CRAWL SPACE	1,042		43.95	45,797		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ASH	N	ATT SHED	404		53.16	21,476		
				INT. FINISH	1	PLASTER	1.00		MST	O	MASONRY STACK	2		3,817.45	7,635		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1960 / 62
COND	53 53 %
FUNC	0
ECON	0
DEPR	53 % GD 47
RCNLD	\$512,200

