

Key: 1294

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.299

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
TRIBUNA JR MICHAEL A 192 MILTON ST QUINCY, MA 02170										39-171-0				7 PARKER DR			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
TRIBUNA JR MICHAEL A										02/28/2022	F	100	34934-6				
WESTVIEW COURT REALTY TRU										01/18/2000	99		12786-008				
TRIBUNA										04/13/1999	N	400,000	12196-189				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-190X	04/25/2022	90	BP NVC	4,000	07/20/2023	LG	100	100
NP	03/08/2021	20	NO PERMIT		03/08/2021	JN	100	100
20-114	06/01/2020	70	POOL	35,500	01/04/2021	LG	100	100
		99	ALL OTHER		03/21/2016	ER	100	100
15-321	12/30/2015	10	ALL OTHERS	15,000	03/14/2016	RJM	100	100

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	1.00	1	1.00	R05	1.30		362,800
300	A	1.165	11	1.00	1	1.00	1	1.00	R05	1.30		41,650

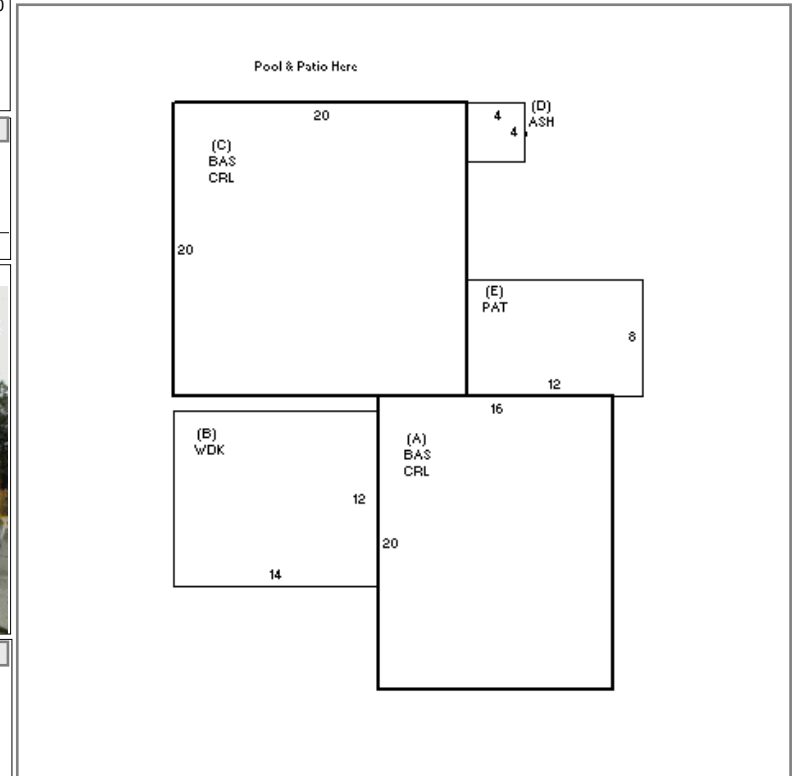
TOTAL	1.940 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	404,500	351,700
Inf1	NO ADJ		BUILDING	202,700	174,200			
Inf2	NO ADJ		DETACHED	6,800	6,500			
			OTHER	58,300	50,600			
						TOTAL	672,300	583,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12	2003	96	16.47	1,200
SPF	A	1.00	E 1.00 8*20	2020	160	28.82	4,600
PTD	A	1.00	A 0.75 @ SPF IRREG	2020	588	2.30	1,000



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2016	FC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	JN
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	8/2/2000	EM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00
\$NLA(RCN)	\$361	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPHALT SHINGLE	1.00
				FLOOR COVER	3	W/W CARPET	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	7	OTHER	1.00



BLDG COMMENTS

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,819
+	CRL	N	CRAWL SPACE	720		37.69	27,133		
+	BAS	L	BAS AREA	720	1960	299.44	215,598		
B	WDK	N	ATT WOOD DECK	168		56.28	9,456		
D	ASH	N	ATT SHED	16		41.28	661		
E	PAT	N	PATIO	96		19.84	1,905		
	MST	O	MASONRY STACK	1		2,966.30	2,966		

CONDITION ELEM	CD

EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$202,700

Key: 1294

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.300

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TRIBUNA JR MICHAEL A 192 MILTON ST QUINCY, MA 02170				39-171-0				7 PARKER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

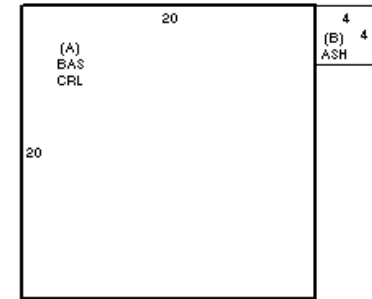
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	-------	----------	-----	-------	-----	----	------------	-----------

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	58,300	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/19/2018	JN
MODEL	1		RESIDENTIAL	LIST	9/19/2018	JN
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	8/2/2000	EM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	124,049
NET AREA	400	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	400		36.09	14,437	CONDITION ELEM	CD
\$NLA(RCN)	\$310	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	400	1960	267.30	106,922		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	16		36.85	590		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER			0.00			
ROOMS	0	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	2	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	7	FL./WALL FURN.	0.98										
FIXTURES	3	\$2,100		FUEL SOURCE	7	OTHER	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1960 / 62
																COND	53 53 %
																FUNC	0
																ECON	0
																DEPR	53 % GD 47
																RCNLD	\$58,300