

Key: 1299

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.305

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KINSELLA EDWARD J ET AL PO BOX 284 GREENBUSH, MA 02040				39-175-0				1 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINSELLA EDWARD J ET AL				06/21/2021	F	1 (226676)					
KINSELLA KAREN MARIE & ED				01/08/2016	U	765,000 (208479)					
SWAN ABIGAIL G &				07/20/2001	QS	128,000 (162222)					

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 %
21-033X	01/25/2021	4	REHAB	29,100	05/25/2021	LG	100 100
19-006	01/07/2019	80	SOLAR TAXABL	24,000	03/13/2019	LG	100 100
16-078	04/15/2016	3	REPAIR/REMOD	55,000	07/17/2018	JN	100 100
02-100	05/21/2002	1	SINGLE FAM R	275,000	08/31/2005	WL	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 RT6	0.90 1	1.00	469,931	1.00 1	1.00 R06	1.45			364,200
300	A	0.705 11	1.00 1	1.00 1	1.00	39,875	1.00 1	1.00 R06	1.45			28,110

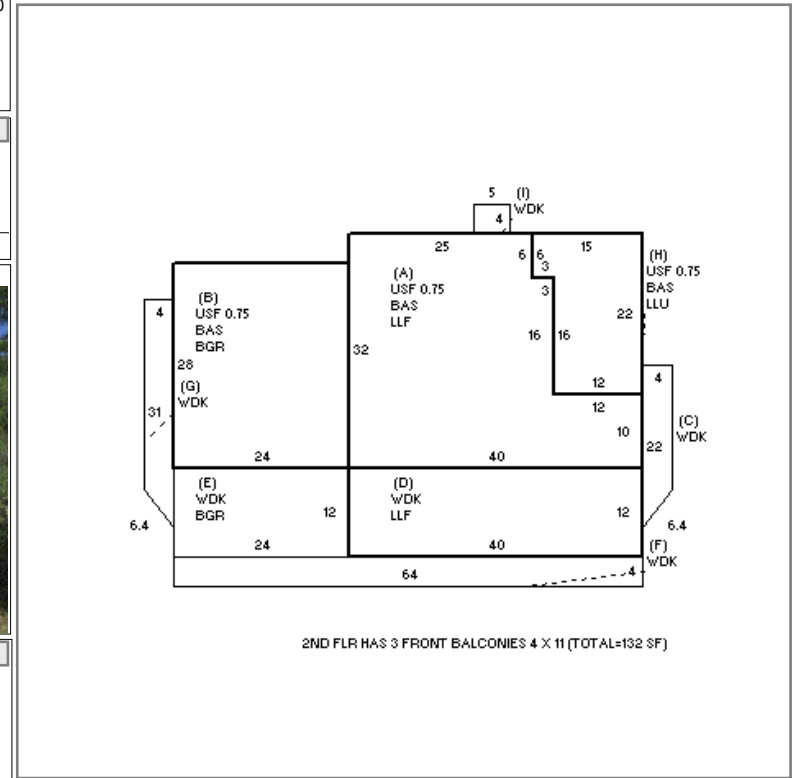
DETACHED

TOTAL	1.480 Acres	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	392,300	341,100			
Inf1	ABUTS RTE 6		BUILDING	1,374,200	1,129,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,766,500	1,470,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/25/2021



**BLDG COMMENTS**  
5/25/2021 Owners confirmed interior data at door (C-19). LLF=FAM RM+2 BR+FULL BATH.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/25/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	2002	SIZE ADJ	0.955	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,717,690
NET AREA	4,894	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,478	2002	237.03	350,329		
\$NLA(RCN)	\$351	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,952	2002	358.98	700,728		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,464	2002	276.26	404,446		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BGR	N	SF BSMT GARAGE	960		103.45	99,309		
				FLOOR COVER	4	TILE	1.00	+	WDK	N	ATT WOOD DECK	1,236		55.44	68,529		
				INT. FINISH	2	DRYWALL	1.00	H	LLU	N	LOWER LEVEL UNF	282		191.43	53,983		
				HEATING/COOLING	3	RADIANT	1.02	WDK	N	ATT WOOD DECK	132		73.92	9,758			
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		18,507.20	18,507			
								MST	O	MASONRY STACK	1		3,701.20	3,701			
								ODS	O	OUT DOOR SHOWER	1		0.00				

CONDITION ELEM	CD	
EFF.YR/AGE	2002 / 20	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$1,374,200	