

Key: 1338

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.347

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
STANTON E C TRUST				39-217-0				17 AVOCET RD				
TRS: HOWARD ANDREW & KAPLAN H				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
2 COMMONWEALTH AVE #14A				STANTON E C TRUST				09/13/2012	U	1,500,000	(198154)	
BOSTON, MA 02116				MAFFIA DANIEL & MARY				11/12/1999	QS	1,030,000	(155521)	
				WOELFEL JOAN Y				12/20/1996	A		10534-319	

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	%
22-252X	06/07/2022	4	REHAB	32,900	11/30/2022	LG	100	100
NP		20	NO PERMIT		10/29/2021	LG	100	100
12-224	09/20/2012	3	REPAIR/REMOD	5,000	08/30/2013	FC	100	100
10-168	09/09/2010	3	REPAIR/REMOD	3,200	09/01/2009	JH	100	100
		30	CHECK DATA		09/01/2009	JH	100	100

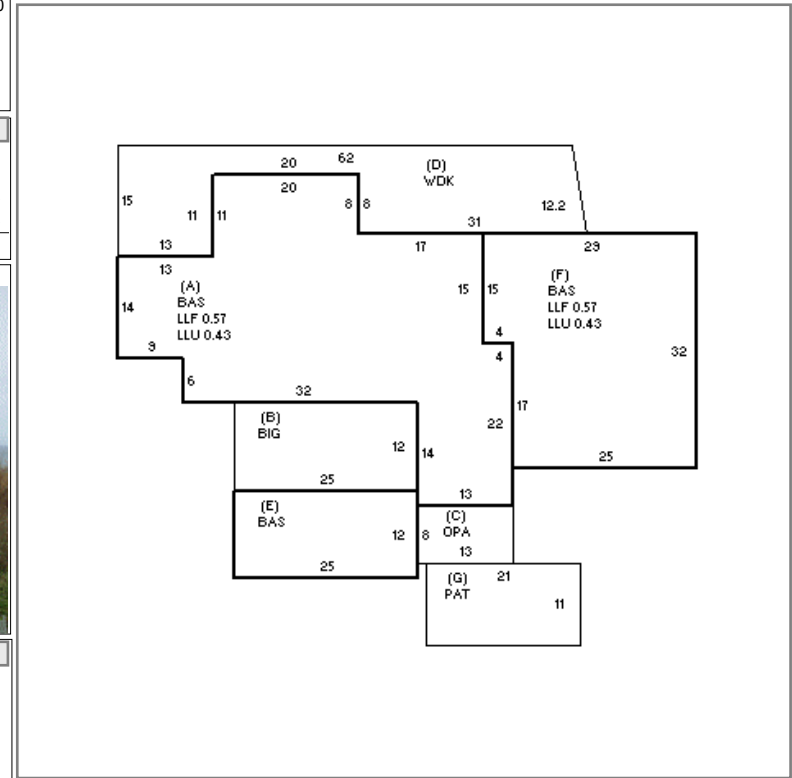
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	2,520,700	1.00	1	1.00	WF3	7.00	1,953,540
300	A	0.025	11A	1.00	1	192,500	1.00	1	1.00	WF3	7.00	4,810

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	1,958,400	1,702,800
Inf1	NO ADJ		BUILDING	1,260,400	1,020,900			
Inf2	NO ADJ		DETACHED	3,000	2,800			
			OTHER	0	0			
						TOTAL	3,221,800	2,726,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00 BEACH STAIRS		1	0.00	
WDK	G	1.18	A 0.75 @ BCH 9*10		90	12.98	900
WDK	G	1.18	A 0.75 @ BCH 9*10		90	12.98	900
SHF	G	1.18	A 0.75 7*12		84	19.44	1,200



BLDG COMMENTS
BSMT IN SEC A+F ONLY. LLF=2BR, 2BA, OPEN WORKOUT AREA.



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2021	LG
MODEL	1		RESIDENTIAL	LIST	8/30/2013	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/2/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,800,599		
NET AREA	3,897	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	985		222.90	219,559	CONDITION ELEM	CD		
\$NLA(RCN)	\$462	OVERALL	1.130	EXT. COVER	8	TEX PLYWOOD	1.00	+	LLF	L	LOWER LEVEL FIN	1,306	1980	289.48	378,062				
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	300		125.09	37,526				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	104		116.01	12,066				
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	ATT WOOD DECK	635		67.04	42,573				
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	2,591	1980	416.36	1,078,790				
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	G	PAT	N	PATIO	231		23.42	5,411				
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		16,112.60	16,113				
																		EFF.YR/AGE	1992 / 30
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$1,260,400