

Key: 1359

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.367

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FRECHETTE EDWARD & ELLEN C/O CHOATE HALL & STEWART LLP PO BOX 961989 BOSTON, MA 02196-1989		39-240-0		3 KESTREL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRECHETTE EDWARD & ELLEN		09/11/2009	QS	1,170,000	(189506)
MILLER PHILIP M JR		02/12/2007	A	1,400,000	(182356)
NORTHWEST STARBUCK LLC		04/09/2003	QS	420,000	(168816)

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 %
21-303	08/30/2021	80	SOLAR TAXABL	15,600	10/29/2021	LG	100 100
19-216	07/23/2019	7	GARAGE		09/15/2020	LG	100 100
19-216	07/23/2019	3	REPAIR/REMOD		09/15/2020	LG	100 100
05-062	05/10/2005	1	SINGLE FAM R	250,000	04/30/2007	FC	100 100
	01/01/2002	50	SPLIT SUB				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	828,230	1.00	1	1.00	V8	2.30	641,880
300	A	0.145	11A	1.00	1	63,250	1.00	1	1.00	V8	2.30	9,170

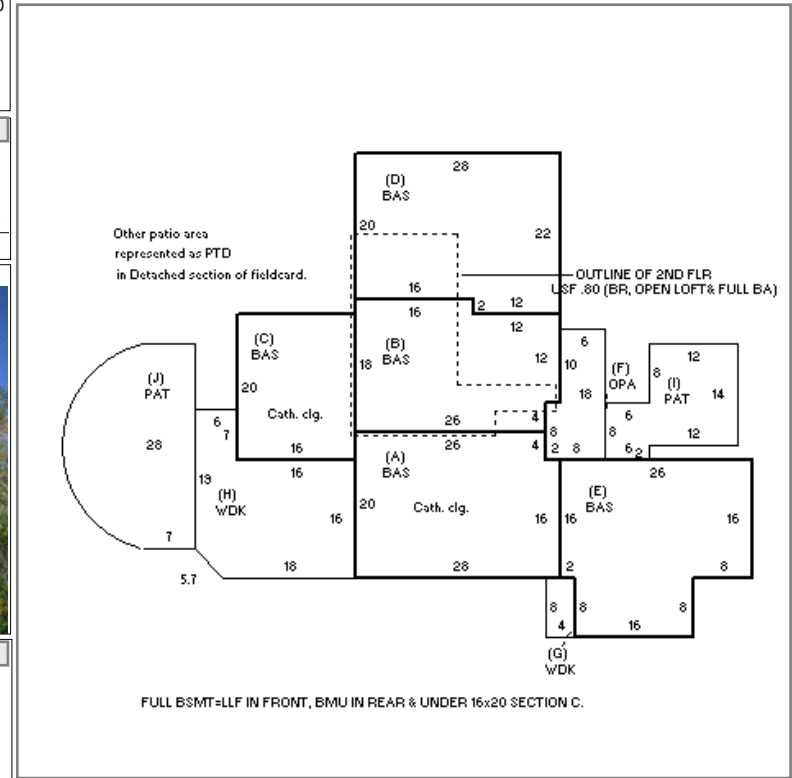
TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	651,100	566,100
Inf1	NO ADJ		BUILDING	1,740,600	1,495,800			
Inf2	NO ADJ		DETACHED	15,000	11,000			
			OTHER	0	0			
						TOTAL	2,406,700	2,072,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.18	G 0.90 24*24	2020	576	26.64	13,800
PTD	G	1.18	G 0.90 IRREG		500	2.71	1,200



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/7/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	872	2005	475.59	414,717
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,600	2005	475.59	760,947
ROOF SHAPE	1	GABLE	1.00	F	OPA	N	OPEN PORCH	124		132.52	16,432
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	418		81.68	34,144
FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	641		22.30	14,293
INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	1,260	2005	330.66	416,635
HEATING/COOLING	9	WARM/COOL AIR	1.03		USF	L	UP-STRY FIN	378	2005	408.25	154,318
FUEL SOURCE	2	GAS	1.00		LLU	N	LOWER LEVEL UNF	628		259.51	162,971
					GFP	O	GAS FIREPLACE	4		15,338.18	61,353
					ODS	O	OUT DOOR SHOWER	1		0.00	



YEAR BLT	2005	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,110	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$498	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPHALT SHINGLE	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	2	GAS	1.00

TOTAL RCN	2,047,709
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$1,740,600