

Key: 1423

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.436

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WINKLER MICHAEL F & KATHERINE PO BOX 1110 TRURO, MA 02666-1110		39-304-0		13 NOONS DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WINKLER MICHAEL F & KATHE		04/28/1998	A		11386-314+
WINKLER MICHAEL & KATHERIN		03/18/1996	A		10105-108

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-456X	12/22/2021	90	BP NVC	1,016	02/25/2022	LG	100 100
FY2018		35	RES EXEMPT		04/23/2018		0 0
12-338	12/04/2012	40	STUDIO	15,000	12/21/2016	LG	100 100
		30	CHECK DATA		05/22/2002	TEG	100 100
94-108	08/31/1994	1	SINGLE FAM R	140,000	06/20/1995		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	11	1.00	L2	0.75	1	1.00	391,609	1.00	1	1.00	V4	1.45		303,500
300	A	0.035	11	1.00	1	1.00	1	1.00	39,875	1.00	1	1.00	V4	1.45		1,400

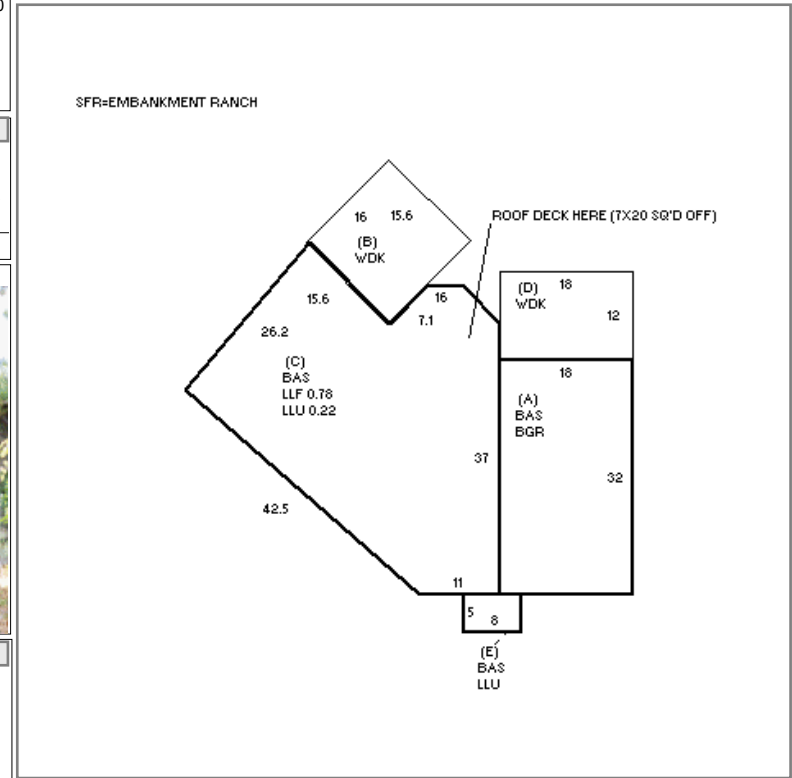
TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NORTH TRURO	N	WDK ATT TO SHF'S. 2003 PLAN FOR LOT 6 578-38 (=39-312) SAYS MERGE W/39-304 BUT DIFF TITLE.				LAND	304,900	265,100
Infl1	LOC ADJ	O					BUILDING	880,700	729,800
Infl2	NO ADJ	T	LOC ADJ FOR PROXIMITY TO SAND/GRAVEL PIT				DETACHED	4,400	4,200
		E					OTHER	141,700	123,000
							TOTAL	1,331,700	1,122,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	F 0.60 14*10		140	16.01	1,300	
SHF	A	1.00	A 0.75 IRREG		135	16.01	1,600	
PH1	A	1.00	A 0.75 6X16		96	6.50	500	
WDK	A	1.00	A 0.75 11*11		121	11.00	1,000	

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2016	FC
MODEL	1		RESIDENTIAL	LIST	2/1/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,223,147
NET AREA	2,878	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	576		129.24	74,442		
\$NLA(RCN)	\$425	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,887	1994	395.84	746,953		
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	465		65.21	30,324		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	LLU	N	LOWER LEVEL UNF	320		211.09	67,547		
				FLOOR COVER	3	W/W CARPET	1.00	C	LLF	L	LOWER LEVEL FIN	991	1994	271.82	269,376		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	140			81.52	11,412		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			14,693.30	14,693		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			



BUILDING

CONDITION ELEM	CD	TOTAL RCN	1,223,147
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			\$880,700

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PO BOX 1110		TRANSFER HISTORY		DOS	T
TRURO, MA 02666-1110				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

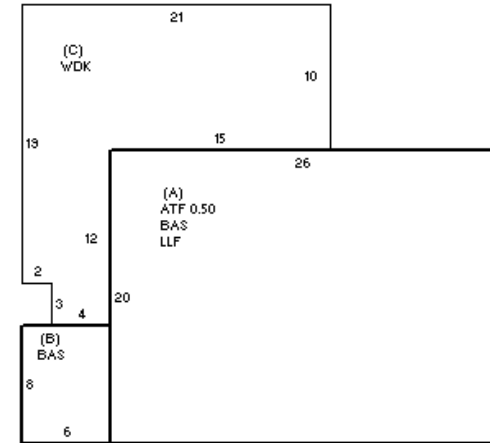
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	141,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

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

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/21/2016	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
HAS RINNAI HEATER IN BSMT PER 12/21/16 SITE VISIT.

YEAR BLT	1941	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	301,510		
NET AREA	1,088	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	520	1941	183.97	95,667	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATF	N	FINISHED ATTIC	260		138.18	35,928				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	568	1941	268.52	152,519				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	276		47.82	13,197				
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	3	WOOD PANEL	1.00												
				HEATING/COOLING	5	ELECTRIC	0.95												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1960 / 62
																		COND	53 53 %
																		FUNC	0
																		ECON	0
																		DEPR	53 % GD 47
																		RCNLD	\$141,700