

Key: 1588

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.592

LEGAL

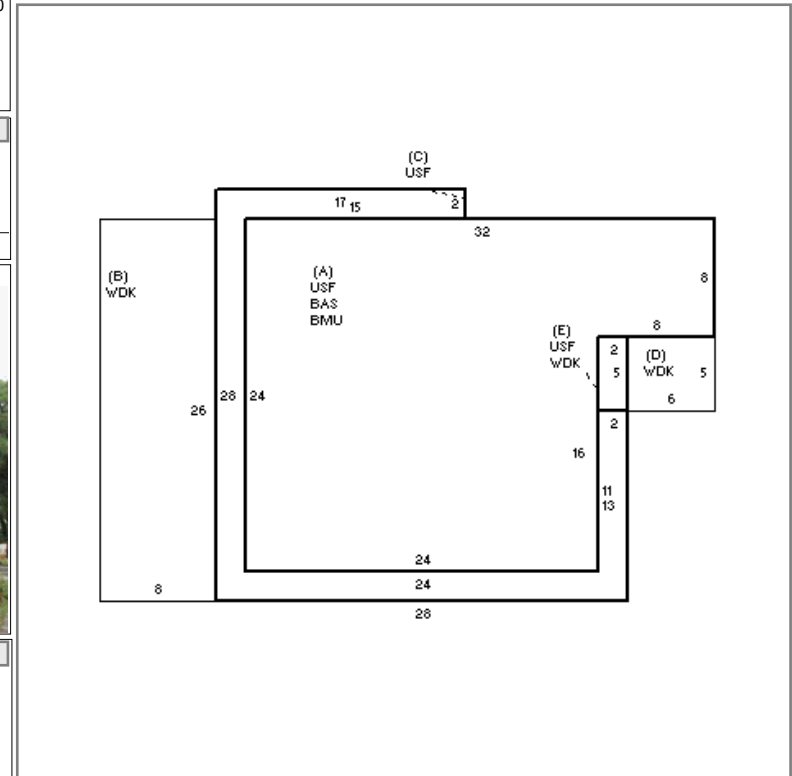
CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMANN UDO 347 MARLBOROUGH ST #3 BOSTON, MA 02115				42-13-0				5 CHICKADEE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOFFMANN UDO				02/28/2014	QS	625,000	28010-121				
KRAVETT REALTY TR				07/17/1997	F		10856-246				
KRAVETT ROGER R & DOROTHY				12/10/1996	F		10517-346				

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	%
CYCLICAL	05/02/2023	4	REHAB		05/02/2023	JN	100	100
22-173X	04/12/2022	90	BP NVC	2,798			0	0
04-162	09/27/2004	6	SHED	2,500	05/24/2005	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	1	1.00	1	1.00	900,250	1.00	1	1.00	697,690
300	A	0.025	11	1.00	1	1.00	1	1.00	68,750	1.00	1	1.00	1,720

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	HAS VW FROM 2ND FLR BUT NOT 1ST FLR PER 6/15/11 INT INSPEC.			LAND	699,400	608,100
Inf1	NO ADJ		BUILDING	389,400	301,600			
Inf2	NO ADJ		DETACHED	3,700	3,500			
			OTHER	0	0	TOTAL	1,092,500	913,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.18 A	0.75 10*12	2004	120	18.89	1,700	08/10/2022 
WDK	A	1.00 A	0.75 IRREGULAR		243	11.00	2,000	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/10/2015	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS: Minisplit.		
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1984	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	564,408		
NET AREA	1,450	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	640		94.69	60,604	CONDITION ELEM	CD		
\$NLA(RCN)	\$389	OVERALL	1.050	EXT. COVER	10	VERT. BOARD	1.00	A	BAS	L	BAS AREA	640	1984	377.79	241,785				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	248		67.27	16,683				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	810	1984	291.35	235,993				
				FLOOR COVER	4	TILE	1.00		MST	O	MASONRY STACK	1		3,742.40	3,742				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				HEATING/COOLING	18	MINISPLIT	1.00												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$389,400