

Key: 1594

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.598

LEGAL

LAND

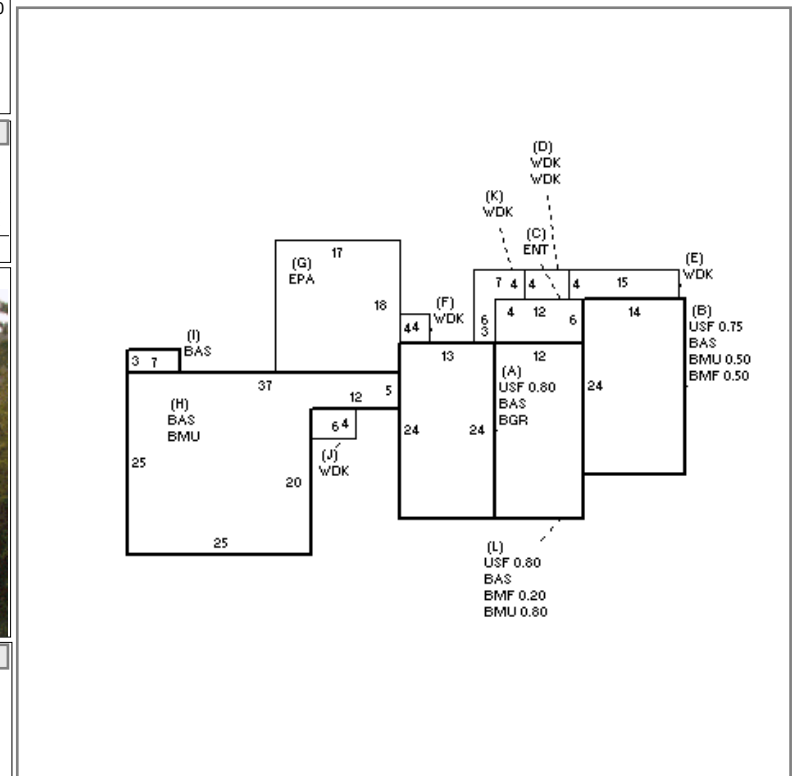
CURRENT OWNER							PARCEL ID				LOCATION							
MARTIN SOKOLOFF REV TRUST & SEVERIN FAMILY TRUST 133 PARK ST, UNIT 1007 BROOKLINE, MA 02446							42-22-0				3 CRESTVIEW CIR							
							TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
							MARTIN SOKOLOFF REV TRUST				01/10/2022	F	10	34818-172				
3 CRESTVIEW CIRCLE LLC				02/26/2018	O	634,000	31104-283											
ADAMS JOHN F JR & VERA R				12/02/2013	A		27856-94											

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	%
22-298X	07/25/2022	90	BP NVC	2,942	08/10/2022	LG	100	100
21-445	12/14/2021	80	SOLAR TAXABL	5,418	08/10/2022	LG	100	100
18-368	09/16/2018	2	ADDITION	600,000	11/26/2019	LG	100	100
86-073	04/03/1986	1	SINGLE FAM R		12/31/1989	SW	100	100

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	R06	1.45		404,660
300	A	0.365	11	1.00	1	1.00	1	1.00	R06	1.45		14,550

TOTAL	1.140 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	419,200	364,500
Inf1	NO ADJ		BUILDING	996,100	818,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,415,300	1,182,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	11/3/2020	LG
LIST	11/3/2020	JN
REVIEW	11/22/2010	MR

Woodstove on second floor. BMF= full BA in basement of Sec.A. Minisplit

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	LG
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	11/3/2020	JN
QUALITY	+	1.15	GOOD-AVE+ [100%]	REVIEW	11/22/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,374	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$451	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	4	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	14	\$9,800		FUEL SOURCE	1	OIL	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BGR	N	SF BSMT GARAGE	312		116.66	36,399
+	BAS	L	BAS AREA	936	1986	359.14	336,157
A	USF	L	UP-STRY FIN	250	1986	289.77	72,442
+	BMF	N	BSMT FINISH	226		174.92	39,533
+	USF	L	UP-STRY FIN	482	1986	289.77	139,667
C	ENT	N	ENCL ENTRY	72		220.76	15,895
+	WDK	N	ATT WOOD DECK	194		69.90	13,561
G	EPA	N	ENCL PORCH	306		144.35	44,170
+	BMU	N	BSMT UNFINISHED	1,083		84.48	91,492
H	BAS	L	BAS AREA	685	2019	359.14	246,012
I	BAS	L	BAS AREA	21	2019	359.14	7,542
F21	O	FPL	2S 1OP	1		18,421.50	18,422
ODS	O	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,071,090
CONDITION ELEM CD	
EFF.YR/AGE 2015 / 7	
COND	07 07 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$996,100