

Key: 1596

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.600

LEGALS

LAND

DETACHED

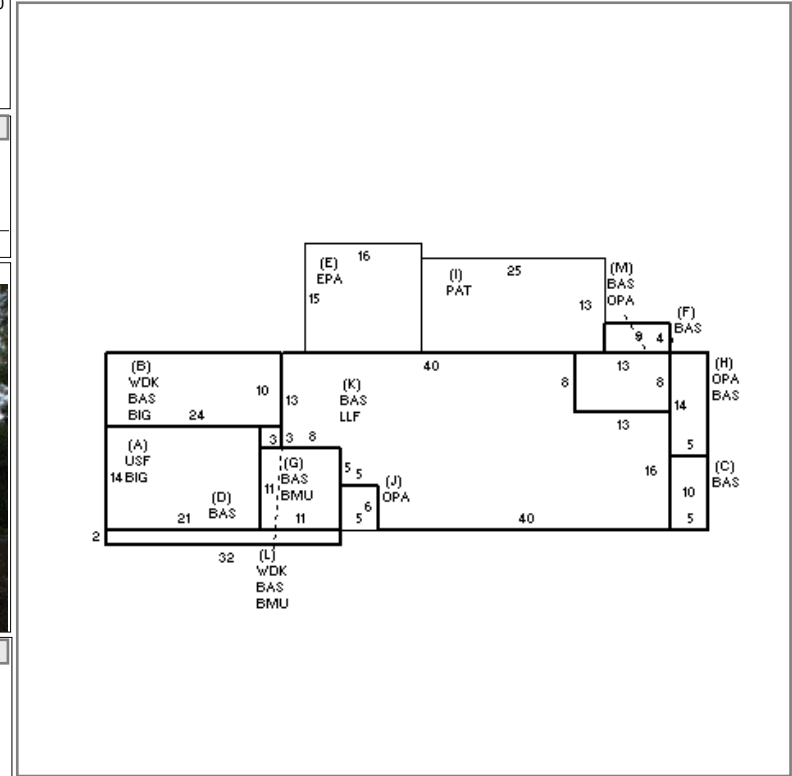
BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|----------------|-----|----|------------|-----------|
| GEHRIE MARK J TRUST TRS: GEHRIE MARK J PO BOX 443 NO TRURO, MA 02652 | | | | 42-24-0 | | | | 4 CHICKADEE LN | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| GEHRIE MARK J TRUST | | | | 12/17/2013 | QS | 315,000 | 27890-30 | | | | | |
| STENBERG KURT & | | | | 09/24/1999 | QS | 165,000 | 12562-124 | | | | | |
| CAHN H & CHAMBERLAIN J | | | | 08/07/1989 | QS | 109,000 | 6834-305 | | | | | |
| 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 | | | 404,660 |
| 300 | A | 0.235 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | R06 | | | 9,370 |

| 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 % |
| FY2021 17-291 | 10/24/2017 | 35 | RES EXEMPT SINGLE FAM R | 1,000,000 | 09/09/2020 01/10/2019 | LG | 0 100 100 |

| TOTAL | 1.010 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|-----------|-----------|--------------|------------------|------------------|
| Nbhd | NORTH TRURO | NOTE | | | | LAND | 414,000 | 360,000 |
| Inf1 | NO ADJ | | BUILDING | 1,328,200 | 1,096,600 | | | |
| Inf2 | NO ADJ | | DETACHED | 900 | 900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,743,100 | 1,457,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------------|------|-------|-----------|-------|
| WDK | A | 1.00 | A 0.75 UNDER EPA 11 | 2019 | 110 | 11.00 | 900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/23/2018 | LG | BLDG COMMENTS |
|----------|----|------|---------------------|---------|-----------|----|---------------|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/18/2019 | LG | 4-BR septic |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | | | |
| QUALITY | G | 1.35 | GOOD [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

| YEAR BLT | 2018 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,383,505 |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|-------------|
| NET AREA | 3,088 | DETAIL ADJ | 1.005 | FOUNDATION | | | 1.00 | + | BIG | N | BUILT-IN GARAGE | 534 | | 113.15 | 60,425 | | |
| \$NLA(RCN) | \$448 | OVERALL | 1.130 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UP-STRY FIN | 294 | 2018 | 359.24 | 105,615 | | |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 1.00 | + | WDK | N | ATT WOOD DECK | 249 | | 80.86 | 20,135 | | |
| | | | | ROOF COVER | 7 | ROLL | 1.00 | + | BAS | L | BAS AREA | 694 | 2018 | 438.53 | 304,340 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | EPA | N | ENCL PORCH | 240 | | 186.62 | 44,788 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 130 | | 122.13 | 15,877 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | I | PAT | N | PATIO | 325 | | 22.24 | 7,227 | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | + | OPA | N | OPEN PORCH | 204 | | 104.95 | 21,410 | | |
| | | | | | | | | K | LLF | L | LOWER LEVEL FIN | 1,050 | 2018 | 293.85 | 308,539 | | |
| | | | | | | | | K | BAS | L | BAS AREA | 1,050 | 2018 | 438.53 | 460,457 | | |
| | | | | | | | | GFP | O | O | GAS FIREPLACE | 2 | | 13,496.75 | 26,994 | | |
| | | | | | | | | ODS | O | O | OUT DOOR SHOWER | | | 0.00 | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2018 / 4 |
| | | | | | | | | | | | | | | | | COND | 04 04 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 4 % GD 96 |
| | | | | | | | | | | | | | | | | RCNLD | \$1,328,200 |