

Key: 1615

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.623

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
KUECHLER KEVIN B & GIANCOLA PAULA 37 MAY STREET NEEDHAM, MA 02492-3109				42-44-0				36 PARKER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
				12/23/2010	99	25121-19		18420-336			
				04/07/2004	99	106,000		10604-084			
				02/10/1997	QS						

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	%
21-014	01/11/2021	4	REHAB	25,000	03/16/2021	LG	100	100
97-010	02/01/1997	1	SINGLE FAM R	180,000	07/30/1998		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	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.045	11	1.00	1	48,125	1.00	1	1.00	V7	1.75	2,170

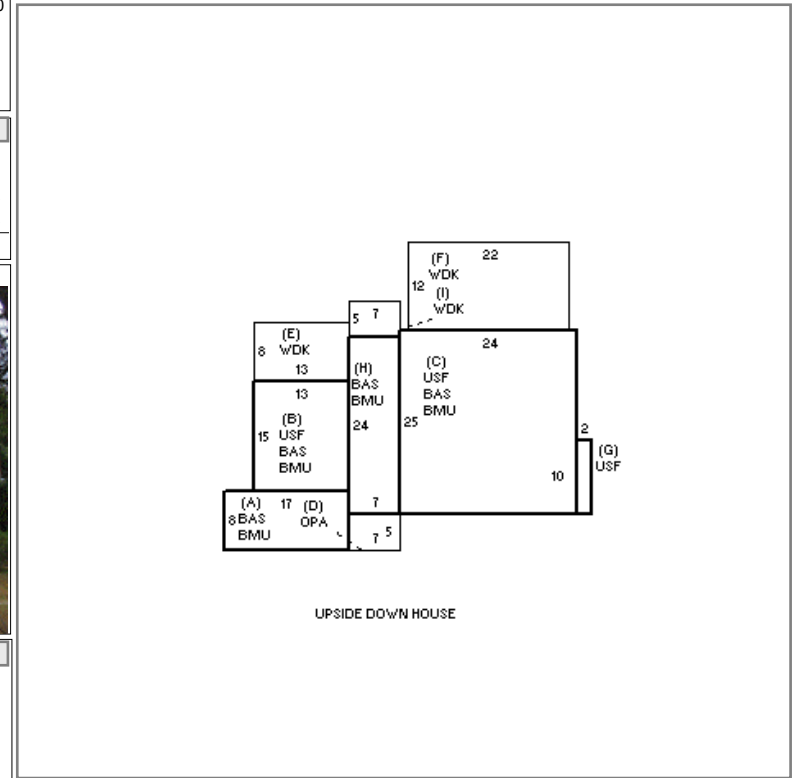
TOTAL	35,719 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	SAME VIEW AS 42-45 (SEE PHOTOS).			LAND	490,600	426,500
Inf1	NO ADJ		BUILDING	536,600	461,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,027,200	888,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/19/2017



BLDG COMMENTS
FY11 CHGS PER 2009 M+L.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/18/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/24/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715,482
NET AREA	1,914	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	1,099		76.66	84,248		
\$NLA(RCN)	\$374	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,099	1997	337.47	370,883		
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	35		125.67	4,398		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	403		53.42	21,527		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	815	1997	260.26	212,110		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		16,716.10	16,716		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		ODS	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD

EFF.YR/AGE	1997 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$536,600