Key: 1637

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,645

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KIDRIN THOMAS & RIVLIN DEBORAH 11 ROYAL RD BROOKLINE, MA 02455	42-66-0	21 FISHERMANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KIDRIN THOMAS &	11/20/2000	QS	345,000	(159802)
SPETTER MATTHEW IES & SYL	03/23/1965	99		(34668)

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	%
NP		20	NO PERMIT		10/29/2021	LG	100	100
21-249	07/19/2021	4	REHAB		10/29/2021	LG	100	100
15-275	11/04/2015	80	SOLAR TAXABL	23,000	12/23/2015	FC	100	100
15-025	02/11/2015	2	ADDITION	150,000	09/28/2015	FC	100	100
10-114	06/08/2010	90	BP NVC	6,500	05/03/2011	MR	100	100

LAND

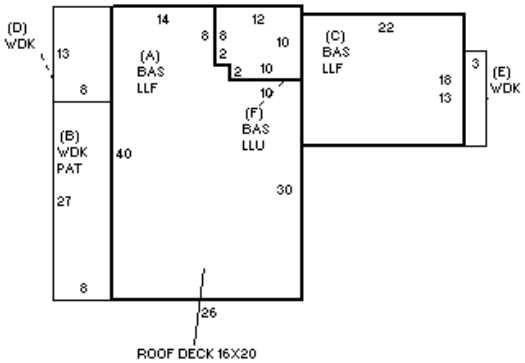
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.710	11 1.00	1 1.00	1 1.00	576,160	1.06	1 1.00	R07 1.60			434,600

TOTAL	30,928 SF	ZONING	RES	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE: PER 9/28/15 MEAS: MINIMAL DISTANT VIEW FROM ROOF DECK ONLY; SHF HAS DRYWALL WALLS+CLG+UTIL SINK+PAINTED PLYWD FLR SO CHG'D TO UTB.

ASSESSED	CURRENT	PREVIOUS
LAND	434,600	377,900
BUILDING	623,100	535,200
DETACHED	6,500	6,100
OTHER	0	0
TOTAL	**1,064,200**	**919,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	G	1.18	A	0.75	8-SIDED 4' E	2004	77	26.14	1,500
UTB	G	1.18	G	0.90	WRKSHP 8*10+	2006	128	23.13	2,700
OPA	G	1.18	G	0.90	4*8 ON UTB		32	12.98	400
SHF	A	1.00	A	0.75	10*16	2021	160	15.54	1,900

PHOTO 10/29/2021

BLDG COMMENTS

HAS 3 MINI-SPLIT UNITS FOR HEAT+A/C.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2015	FC
LIST	11/9/2021	LG
REVIEW	4/5/2021	MR

YEAR BLT	1967	SIZE ADJ	0.985
NET AREA	2,756	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	924	1967	191.71	177,138
+	BAS	L	BAS AREA	1,040	1967	293.33	305,066
B	PAT	N	PATIO	216		15.51	3,351
C	LLF	L	LOWER LEVEL FIN	396	2015	191.71	75,916
C	BAS	L	BAS AREA	396	2015	293.33	116,160
+	WDK	N	ATT WOOD DECK	359		50.32	18,065
F	LLU	N	LOWER LEVEL UNF	116		153.29	17,782
	WDK	N	ATT WOOD DECK	320		50.32	16,102
	F12	O	FPL 1S 2OP	1		14,820.30	14,820
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	750,700

CONDITION ELEM	CD

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$623,100