

Key: 1650

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.658

LEGAL

LAND

DETACHED

BUILDING

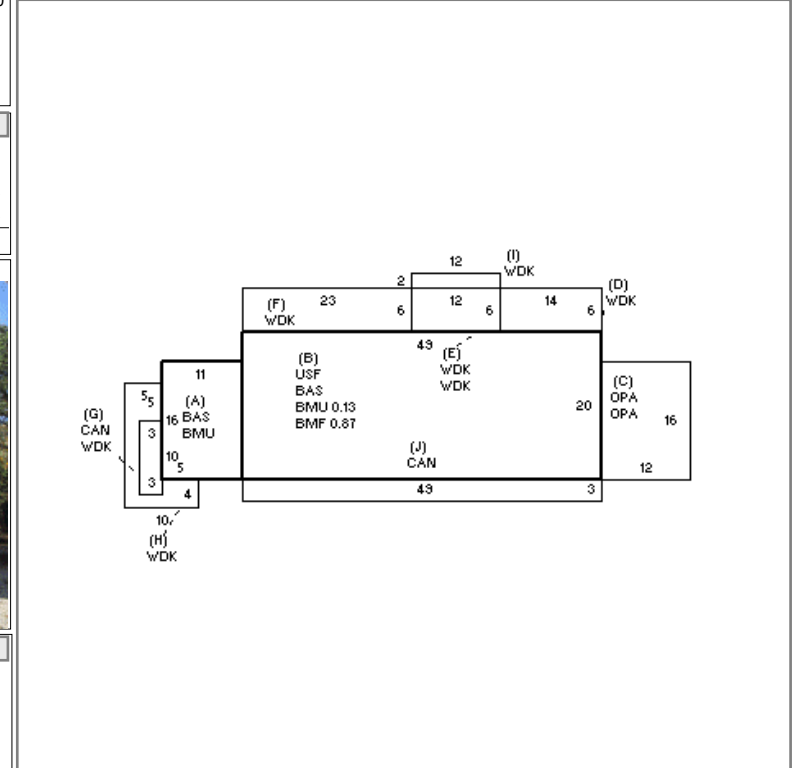
CURRENT OWNER				PARCEL ID				LOCATION			
KOCHANSKY PETER N & DIAS LAUREN E 18 BURNSIDE AVE SOMERVILLE, MA 02144				42-79-0				34 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOCHANSKY PETER N & ROSEMARY HOLDINGS LLC				07/18/2018	QS	389,000	(216789)				
DARGENIO RINALDO M				06/05/2015	F		(206430)				
				08/23/2002	99		(166338)				

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	%
22-267	06/21/2022	80	SOLAR TAXABL	15,250	11/08/2022	LG	100	100
21-177	05/12/2021	1	SINGLE FAM R	1,300,000	11/08/2022	LG	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	630,175	1.00	1	1.75
300	A	0.255	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.75

TOTAL	1.030 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	500,700	435,300			
Inf1	NO ADJ		BUILDING	1,179,500	183,400			
Inf2	NO ADJ		DETACHED	1,900	0			
			OTHER	0	0			
		TOTAL		1,682,100	618,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18	G 0.90 8*14	2022	112	18.89	1,900



BLDG COMMENTS	Minisplits (5)
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BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/22/2022	JN
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/23/2022	JN
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,191,433	
NET AREA	2,136	DETAIL ADJ	1.005	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNFINISHED	303		125.72	38,093	CONDITION ELEM	CD	
\$NLA(RCN)	\$558	OVERALL	1.140	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	176	2021	467.48	82,277			
				ROOF SHAPE	4	FLAT/SHED	1.00	B	BMF	N	BSMT FINISH	853		194.07	165,540			
				ROOF COVER	7	ROLL	1.00	B	BAS	L	BAS AREA	980	2021	467.48	458,131			
				FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	980	2021	360.52	353,308			
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	384		102.03	39,181			
				HEATING/COOLING	8	HEAT PUMP	1.04	+	WDK	N	ATT WOOD DECK	495		74.00	36,628			
				FUEL SOURCE	3	ELECTRIC	1.00	+	CAN	N	CANOPY	177		71.61	12,675			
									ODS	O	OUT DOOR SHOWER	2		0.00				
																EFF.YR/AGE	2021 / 1	
																COND	01 01 %	
																FUNC	0	
																ECON	0	
																DEPR	1 % GD 99	
																RCNLD	\$1,179,500	