

Key: 1671

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.679

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CURRENT OWNER				PARCEL ID				LOCATION			
CHEBOT ALAN B & TERRI B 60 POND ST JAMAICA PLAIN, MA 02130				42-100-0				7 HEATHER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHEBOT ALAN B & TERRI B				05/22/2008	QS	1,250,000	(186027)				
KEATING BARBARA N TR OF 1				02/28/1991	99		(122749)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/16/2023	30	CHECK DATA		11/08/2022	LG	100 100
19-278X	09/12/2019	90	BP NVC	4,000	11/01/2019	LG	100 100
19-238	08/12/2019	80	SOLAR TAXABL	18,500	11/01/2019	LG	100 100
19-236X	08/09/2019	4	REHAB	13,850	11/01/2019	LG	100 100
18-065	02/27/2018	3	REPAIR/REMOD	45,000	08/17/2018	LG	100 100

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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	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.225	11	1.00	1	129,250	1.00	1	1.00	V17	4.70	29,080

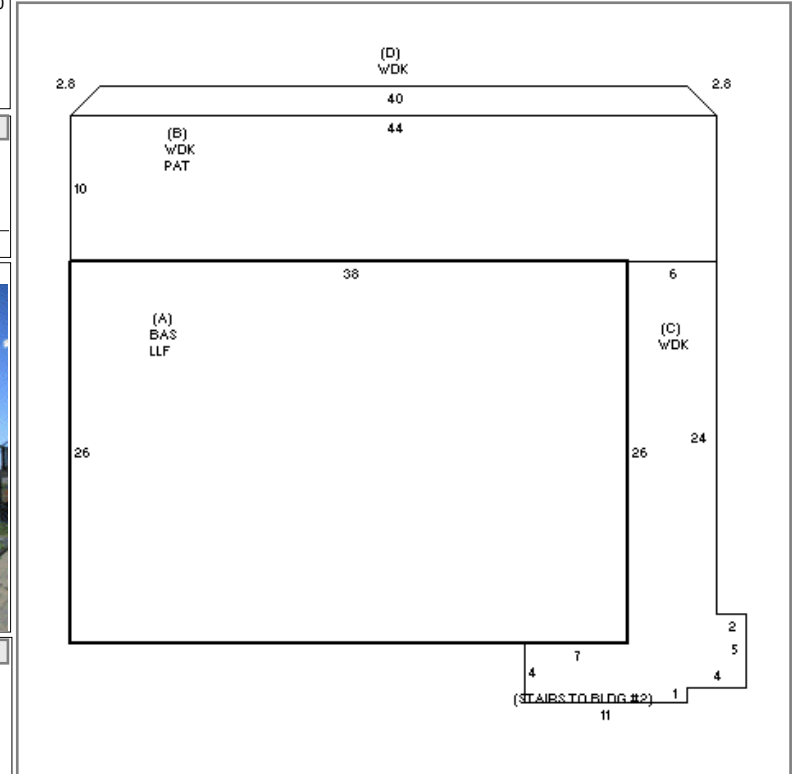
TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	1,340,700	1,165,700			
Inf1	NO ADJ		BUILDING	415,900	357,300			
Inf2	NO ADJ		DETACHED	3,000	100			
			OTHER	138,600	108,800			
			TOTAL	1,898,200	1,631,900			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LNT	G	1.18 A	0.75 5*7		35	3.42	100
HTB	G	1.18 G	0.90 UNDER DECK	2022	1	3,221.87	2,900



BLDG COMMENTS
LLF=2 BEDROOMS, FAM RM, LAUNDRY RM W/SINK AND FULL BATH. HAS 2 INVERTERS. WDVSTOVE INSERT IN LIV.RM.



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BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/8/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	533,250
NET AREA	1,976	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	988	1969	192.29	189,984	CONDITION ELEM	CD
\$NLA(RCN)	\$270	OVERALL	0.950	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	988	1969	291.45	287,957		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PATIO		13.43	5,911		
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	740			43.25	32,005		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	1			10,394.30	10,394		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1			0.00			
BATHROOMS	2.5	1.00	HEATING/COOLING	5	ELECTRIC	0.95											
FIXTURES	10	\$7,000	FUEL SOURCE	3	ELECTRIC	1.00											
UNITS	1	1.00															
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$415,900

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CHEBOT ALAN B & TERRI B		42-100-0		7 HEATHER LN	
60 POND ST		TRANSFER HISTORY		DOS	T
JAMAICA PLAIN, MA 02130				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	138,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

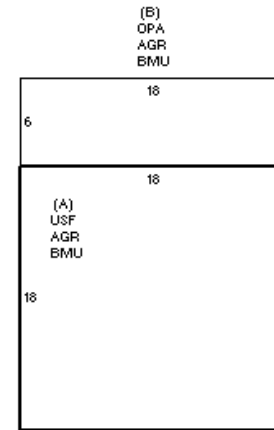
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
Full basement under Garage bay.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/8/2022	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	150,678
NET AREA	324	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	432		74.34	32,114	CONDITION ELEM	CD
\$NLA(RCN)	\$465	OVERALL	0.910	EXT. COVER	2	CLAPBOARD	1.00	+	AGR	N	ATTACHED GARAGE	432		87.85	37,951		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	324	2014	218.67	70,848		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	108		70.98	7,666		
ROOMS	1	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	19	MINISPLIT W/AC	1.01										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2014 / 8
																COND	08 08 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$138,600