

Key: 1743

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.757

LEGAL

LAND

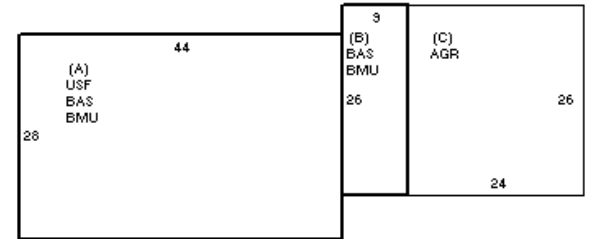
CURRENT OWNER				PARCEL ID				LOCATION			
DUARTE FAMILY REALTY TRUST TRS: MARGARET S DUARTE PO BOX 444 TRURO, MA 02666				42-159-0				14 QUAIL HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUARTE FAMILY REALTY TRUS				03/05/2015	F		100 (205677)				
DUARTE MARGARET S				04/25/1972	99		54464				

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	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
15-162	06/17/2015	90	BP NVC	30,000	10/06/2015	FC	100	100
09-058	04/07/2009	90	BP NVC	7,000	05/20/2010	JH	100	100
06-296	12/18/2006	90	BP NVC	15,000	05/16/2008	JH	100	100
06-018	01/24/2006	90	BP NVC	1,762	05/09/2007	JH	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	1,080,300	1.00	1	1.00	V14	3.00	837,230
300	A	0.185	11	1.00	1	82,500	1.00	1	1.00	V14	3.00	15,260

TOTAL	41,818 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NORTH TRURO FY08 INCR VIEW (SEE PHOTO). FY09 CHGD TO NBHD 7. FY11 VW CHG PER FIELD REV.	LAND	852,500	741,200			
Inf1	NO ADJ		BUILDING	658,600	558,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		1,511,100	1,300,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/18/2015	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
FPL IN UNFIN BSMT OFF SAME CHIM=N/V.		

DETACHED

BUILDING

YEAR BLT	1972	SIZE ADJ	0.990
NET AREA	2,698	DETAIL ADJ	1.000
\$NLA(RCN)	\$349	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	8	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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,466		68.13	99,874
+	BAS	L	BAS AREA	1,466	1972	315.46	462,464
A	USF	L	UP-STRY FIN	1,232	1972	241.75	297,837
C	AGR	N	ATTACHED GARAGE	624		93.56	58,381
	F21	O	FPL 2S 10P	1		15,938.20	15,938

TOTAL RCN	940,794	
CONDITION ELEM	CD	
EFF.YR/AGE	1990 / 32	
COND	30 30 %	
FUNC	0	
ECON	0	
DEPR	30 % GD	70
RCNLD	\$658,600	