

Key: 1745

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.759

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH RICHARD M & FAINA I 1313 WASHINGTON ST UNIT 601 BOSTON, MA 02118				42-161-0				10 QUAIL HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMITH RICHARD M & FAINA I				08/10/1994	QS	240,000	(134680)				

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	%
22-208X	05/04/2022	6	SHED	9,000	08/16/2022	LG	100	100
18-107X	04/04/2018	90	BP NVC	2,500	01/08/2020	LG	100	100
16-020	02/05/2016	10	ALL OTHERS	1	12/21/2016	LG	100	100
09-123	07/14/2009	9	DECK	10,000	05/20/2010	JH	100	100
02-182	09/18/2002	2	ADDITION	40,000	03/26/2003	BT	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	V12	2.75		767,460
300	A	0.225	11	1.00	1	1.00	1	1.00	V12	2.75		17,020

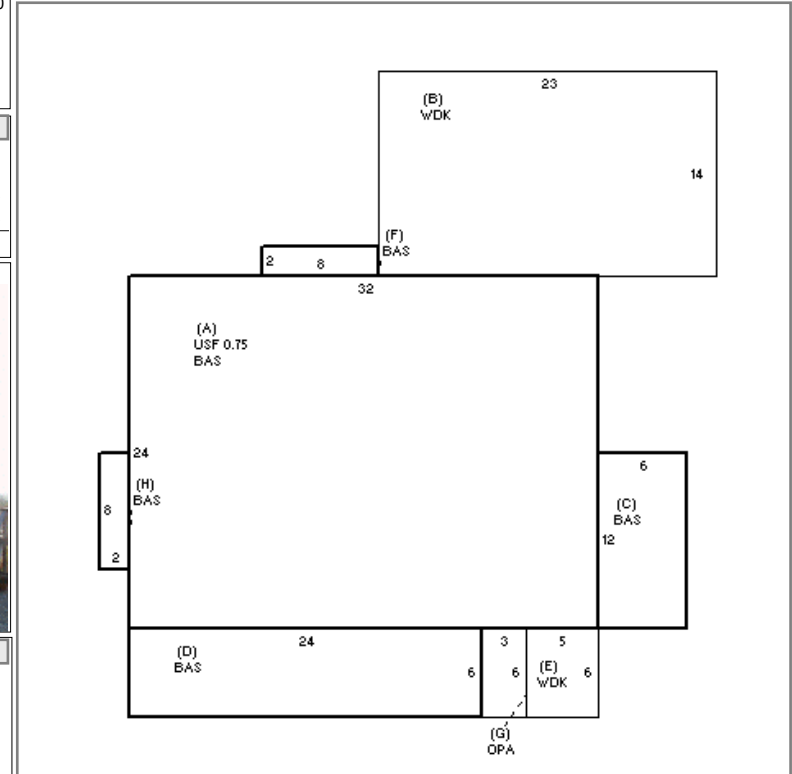
TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N FY08 INCR VIEW PER NBHD REVIEW. FY09 CHNGD TO NBHD 7. FY11 VW CHG PER FIELD REV=PARTIAL DISTANT DEEP BOWL.				LAND	784,500	657,300
Inf1	NO ADJ					BUILDING	556,500	452,200
Inf2	NO ADJ					DETACHED	5,800	5,600
						OTHER	0	0
						TOTAL	1,346,800	1,115,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*12		120	16.01	1,400
SHF	A	1.00	A 0.75 6*8		48	17.17	600
GHD	G	1.18	G 0.90 8*10	2022	80	52.99	3,800



BUILDING	CD	ADJ	DESC	MEASURE	12/21/2016	LG
MODEL	1		RESIDENTIAL	LIST	10/7/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	BAS	L	BAS AREA	1,016	1977	382.33	388,447
EXT. COVER			1.00	A	USF	L	UP-STRY FIN	576	1977	300.93	173,336
ROOF SHAPE			1.00	+	WDK	N	ATT WOOD DECK	352		64.30	22,634
ROOF COVER			1.00	G	OPA	N	OPEN PORCH	18		176.71	3,181
FLOOR COVER			1.00		LLF	L	LOWER LEVEL FIN	704	1977	257.10	180,998
INT. FINISH			1.00		BMU	N	BSMT UNFINISHED	64		102.82	6,580
HEATING/COOLING			1.00		GFP	O	GAS FIREPLACE	1		11,363.30	11,363
FUEL SOURCE			1.00		ODS	O	OUT DOOR SHOWER	1		0.00	



YEAR BLT	1977	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,296	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$346	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00
				ROOF SHAPE	6	SALTBOX	1.00
				ROOF COVER	1	ASPHALT SHINGLE	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	1	FORCED AIR	1.00
				FUEL SOURCE	1	OIL	1.00

TOTAL RCN	794,939
CONDITION ELEM	CD
EFF.YR/AGE	1988 / 34
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$556,500