

Key: 1748

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.762

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
GOULDER ELMAN TRUST & ELMAN ANTHONY C/O ELMAN PETER TRUSTEE ET AL 5378 BOYD AVE OAKLAND, CA 94618		42-164-0	4 QUAIL HILL RD		
		TRANSFER HISTORY		DOS	T
		GOULDER ELMAN TRUST & ELMAN PETER&GOULDER LISA ELMAN PETER & ANTHONY		11/05/2013 07/16/2013 11/14/2011	J A 99

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
06-298	12/26/2006	90	BP NVC	3,420	05/16/2008	JH
95-086	06/26/1995	9	DECK	3,800	06/17/1996	

LAND

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	630,175	1.00	1	1.00	R08	1.75	488,390
300	A	0.145	11	1.00	1	48,125	1.00	1	1.00	R08	1.75	6,980

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	495,400	430,700
Inf1	NO ADJ		BUILDING	325,500	276,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	820,900	707,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

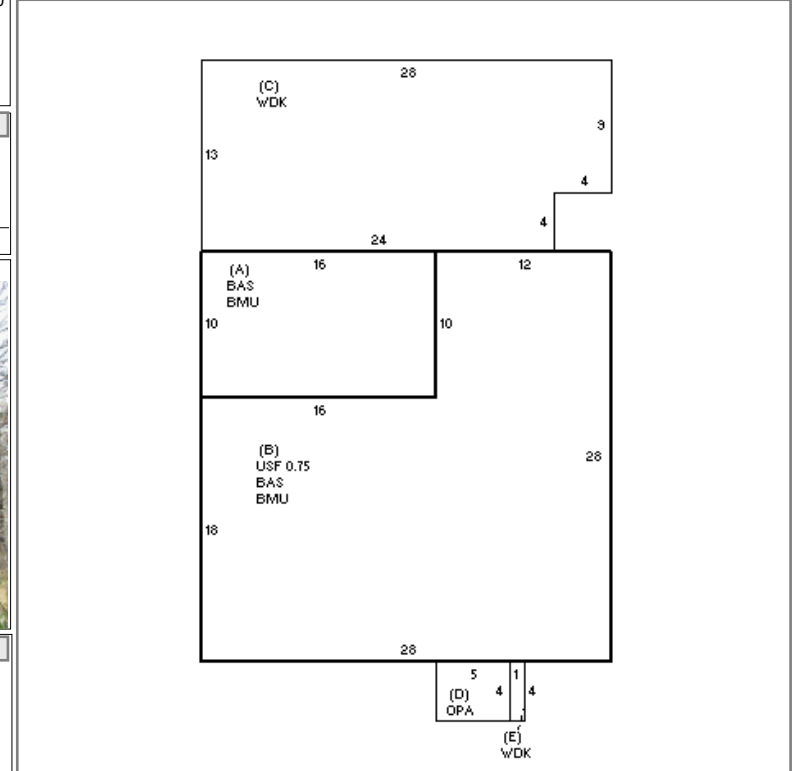


BLDG COMMENTS

6/1/2021 Owner confirmed interior data via email (C-19).

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2021	LG
MODEL	1		RESIDENTIAL	LIST	6/1/2021	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.030
NET AREA	1,252	DETAIL ADJ	1.000
\$NLA(RCN)	\$382	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	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	784		83.91	65,787
+	BAS	L	BAS AREA	784	1977	334.77	262,460
B	USF	L	UP-STRY FIN	468	1977	263.50	123,316
+	WDK	N	ATT WOOD DECK	352		56.30	19,818
D	OPA	N	OPEN PORCH	20		154.74	3,095
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	478,675
CONDITION ELEM CD	
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$325,500