

Key: 1792

Town of TRURO - Fiscal Year 2024


9/27/2023 7:11 pm SEQ #: 1.813

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION								
COMERCHERO SAMUEL G & SANDRA K 68 LINDEN ST BROOKLINE, MA 02445		42-210-0		10 HIGH RIDGE RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
COMERCHERO SAMUEL G & SAN OAKES REV TR THE		09/05/2001	QS	585,000	14205-245							
		09/20/1994	99		9370-236							
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	V5		488,390
300	A	0.325	11	1.00	1	48,125	1.00	1	1.00	V5		15,640

LAND

TOTAL	1.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY09 DECR VIEW PER 5/08 INSP.				LAND	504,000	438,200
Inf1	NO ADJ					BUILDING	602,300	489,100
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
<b>TOTAL</b>						<b>TOTAL</b>	<b>1,106,300</b>	<b>927,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/19/2017
									

DETACHED

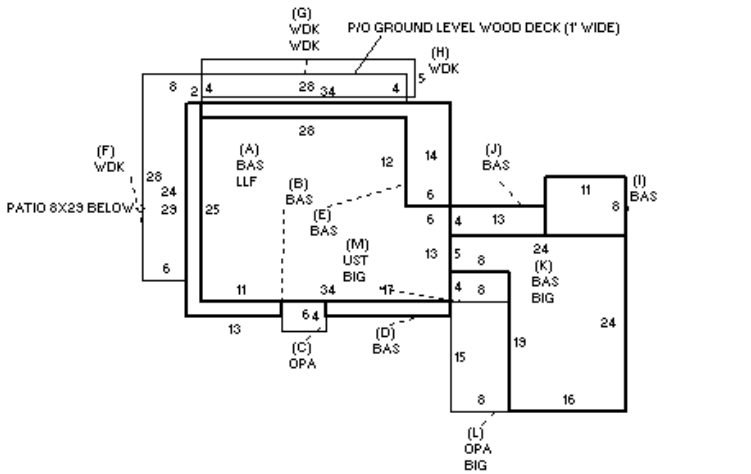
BUILDING	CD	ADJ	DESC	MEASURE	6/16/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/1/2018	LG
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BU

YEAR BLT	1983	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,374	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$362	OVERALL	1.020	EXT. COVER	8	TEX PLYWOOD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	9	\$6,300		FUEL SOURCE	1	OIL	1.00
UNITS	1	1.00					

G

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	%
17-040	02/13/2017	80	SOLAR TAXABL	7,872	12/19/2017	LG	100	100
16-155	07/21/2016	3	REPAIR/REMOD		06/01/2018	LG	100	100
07-082	05/01/2007	90	BP NVC	2,250	05/16/2008	JH	100	100
92-065	06/10/1992	9	DECK	5,000	06/07/1993		100	100



BLDG COMMENTS

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	860,401
A	LLF	L	LOWER LEVEL FIN	778	1983	238.40	185,476	CONDITION ELEM	CD
+	BAS	L	BAS AREA	1,032	1983	347.57	358,696		
+	OPA	N	OPEN PORCH	144		91.04	13,109		
+	WDK	N	ATT WOOD DECK	545		52.61	28,672		
+	BAS	L	BAS AREA	512	2017	347.57	177,958		
J	BAS	L	BAS AREA	52	2016	347.58	18,074		
+	BIG	N	BUILT-IN GARAGE	576		86.38	49,754		
M	UST	N	UTILITY STORAGE	32		126.53	4,049		
	PAT	N	PATIO	232		18.38	4,265		
	HTB	O	HOT TUB	1		14,048.80	14,049		
	ODS	O	OUT DOOR SHOWER			0.00			

EFF.YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$602,300