

Key: 1814

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.837

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KANTAR REBECCA SHERWOOD 672 CHESTNUT ST NEWTON, MA 02468				42-232-0				6 QUAIL WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
KANTAR REBECCA SHERWOOD				10/11/2019	QS	865,000 (220797)						
MCCARTHY MAUREEN				06/04/2004	QS	815,000 (173275+)						
KNOWER FAMILY NOMINEE TR				10/31/2000	F	159,581						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.770	11	1.00	1	1.00	1	1.00	V9	2.50		696,310

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	%
CYC	05/23/2023	30	CHECK DATA		09/30/2022	LG	100	100
19-372	11/18/2019	80	SOLAR TAXABL	28,944	07/27/2020	LG	100	100
19-312X	10/15/2019	4	REHAB	14,275	01/02/2020	LG	100	100
18-061X	02/22/2018	3	REPAIR/REMOD	3,200	05/24/2019	JN	100	100
03-041	03/27/2003	9	DECK	13,970	03/29/2004	BT	100	100

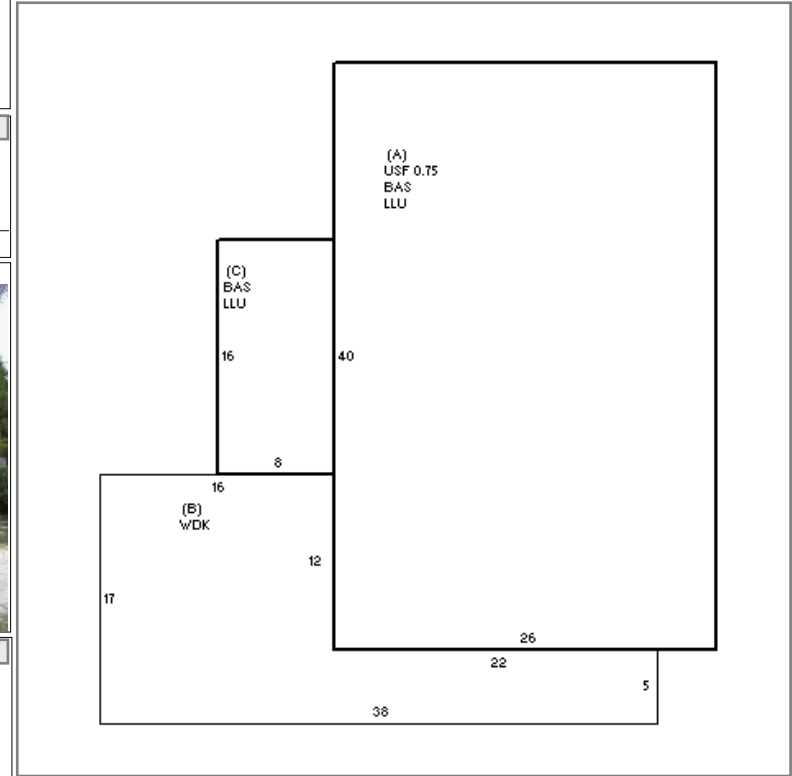
TOTAL	33,541 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	696,300	605,400
Inf1	NO ADJ		BUILDING	683,900	545,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,380,200	1,150,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/6/2013	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	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,168		194.62	227,317
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,168	1989	402.21	469,777
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	780	1989	313.38	244,435
ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	382		67.64	25,839
FLOOR COVER	3	W/W CARPET	1.00		MST	O	MASONRY STACK	1		3,984.20	3,984
INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
HEATING/COOLING	8	HEAT PUMP	1.04								
FUEL SOURCE	3	ELECTRIC	1.00								



YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,948	DETAIL ADJ	1.000
\$NLA(RCN)	\$502	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2.5	1.00
FIXTURES		8	\$5,600
UNITS		0	1.00

TOTAL RCN	976.951	
CONDITION ELEM	CD	
EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$683,900	