

Key: 1820

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.844

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TURCHINETZ WILLIAM C/O TURCHINETZ EVE 32 DELL AVE APT # 2 HYDE PARK, MA 02136				42-238-0				22 GREAT HOLLOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TURCHINETZ WILLIAM				10/09/2012	A		(198396)				
TURCHINETZ WILLIAM TR &				10/09/2012	A		(175135)				
TURCHINETZ WILLIAM TR &				10/09/2012	A		(175135)				


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	%
90-105	09/07/1990	1	SINGLE FAM R	150,000	04/23/1991		100	100

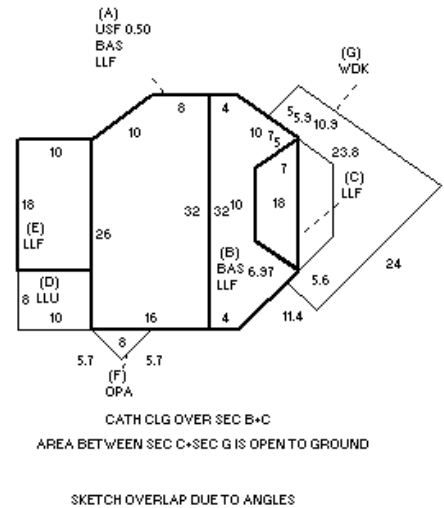
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R08		1.75	488,390
300	A	0.595	11	1.00	1	1.00	1	1.00	R08		1.75	28,630

TOTAL	1.370 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		N O T E	SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION IN 10-LOT SUBDIV (42-238 TO 42-247) PER COVENANTS IN BK 3347/250.			LAND	517,000	449,500
Infl1	NO ADJ			BUILDING	469,700	381,300			
Infl2	NO ADJ			DETACHED	1,400	1,400			
							OTHER	0	0
							<b>TOTAL</b>	<b>988,100</b>	<b>832,200</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/17/2017
SHF	A	1.00	A 0.75 10X12		120	16.01	1,400		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/17/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY13=DELETED AREA-CODED OPA@13 SF (WAS ADDED TO SKETCH FY11).

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YEAR BLT	1990	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	671,051	
NET AREA	1,982	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	999	1990	260.71	260,447	CONDITION ELEM	CD	
\$NLA(RCN)	\$339	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	739	1990	395.15	292,016			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	244	1990	312.59	76,272			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	LLU	N	LOWER LEVEL UNF	80		202.45	16,196			
				FLOOR COVER	6	OTHER	1.00	F	OPA	N	OPEN PORCH	16		182.61	2,922			
				INT. FINISH	1	PLASTER	1.00	G	WDK	N	ATT WOOD DECK	270		70.36	18,998			
				HEATING/COOLING	3	RADIANT	1.02		GFP	O	GAS FIREPLACE			0.00				
				FUEL SOURCE	3	ELECTRIC	1.00											
																EFF.YR/AGE	1990 / 32	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$469,700	