

Key: 1857

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.882

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ZINNER STEPHEN 2002 REV TRUST				42-277-0				6 MARSH HAWK TRACE			
TRS: ZINNER STEPHEN H				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
1313 WASHINGTON STREET				ZINNER STEPHEN 2002 REV T				09/16/2002 99 15597-91			
APT. 715				ZINNER STEPHEN H				02/08/2000 QS 430,500 12821-267			
BOSTON, MA 02118				BAYER FREDERICK D				05/15/1996 QS 197,000 10202-019			

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	%
96-105	07/01/1996	20	NO PERMIT		10/07/2009	JH	100	100
95-052	04/24/1995	10	ALL OTHERS	25,000	06/01/1997		100	100
		1	SINGLE FAM R	100,000	06/26/1995		100	100

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	1.00	1	1.00	R08	1.75		488,390
300	A	0.265	11	1.00	1	1.00	1	1.00	R08	1.75		12,750

DETACHED

TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION				LAND	501,100	435,700
Inf1	NO ADJ	O IN 12-LOT SUBDIV (42-275 TO 42-286) PER				BUILDING	593,700	488,600
Inf2	NO ADJ	T COVENANTS IN BK 7393/234.				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,094,800	924,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

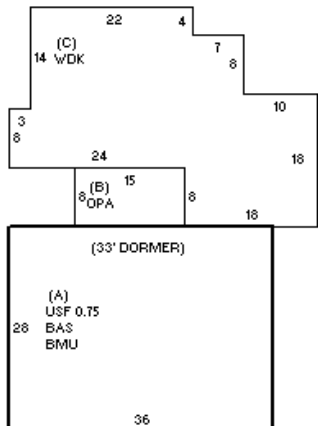
PHOTO 06/28/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/11/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	824.639
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	1,008		89.76	90,479	CONDITION ELEM	CD
\$NLA(RCN)	\$467	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	1994	395.15	398,311		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	1994	307.88	232,757		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	120		101.47	12,176		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	878		58.64	51,484		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		19,573.00	19,573		
				HEATING/COOLING	2	HOT WATER	1.02		HTB	O	HOT TUB	1		15,658.70	15,659		
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER			0.00			



BUILDING

EFF.YR/AGE	1994 / 28
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$593,700