

Key: 1858

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.883

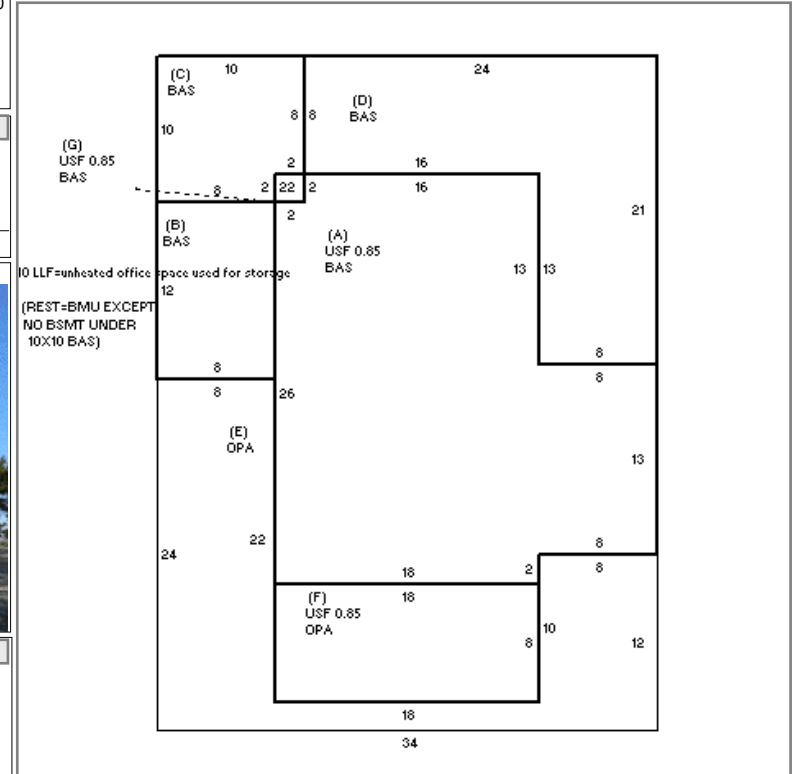
LEG
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LAND

CURRENT OWNER						PARCEL ID						LOCATION					
KEWACHUK MELANIE J PO BOX 740 NO TRURO, MA 02652-0740						42-278-0						8 MARSH HAWK TRACE					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
KEWACHUK MELANIE J						11/23/1998		J		11861-144							
KEWACHUK MELANIE & ZERHUS						12/19/1996		QS		80,000		10533-085					
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	1.00	567,158	1.00	1.00	V5	1.75		439,550					
300	A	0.145	11	1.00	1.00	48,125	1.00	1.00	V5	1.75		6,980					

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	%
FY2021		35	RES EXEMPT		04/06/2021			0
97-055	05/01/1997	1	SINGLE FAM R	120,500	07/30/1998		100	100
96-201	12/01/1996	10	ALL OTHERS	7,200	06/01/1997		100	100

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TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY10=ADDED VW+HTB PER 2/09 LIST. SUBJECT	LAND		446,500	388,200	
Inf1	TOPOGRAPHY	O	TO+HAS BENEFIT OF VIEW RESTRICTION IN 12-LOT	BUILDING		576,300	474,300	
Inf2	NO ADJ	T	SUBDIV (42-275 TO 42-286) PER COVENANTS IN BK	DETACHED		2,000	2,000	
		E	7393/234.	OTHER		0	0	
				TOTAL		1,024,800	864,500	



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/25/2009
HTB	A	1.00	A 0.75		1	2,730.40	2,000		



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	1/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	1/27/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,835	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,096	1997	377.51	413,751
\$NLA(RCN)	\$419	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	639	1997	294.13	187,952
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	468		77.55	36,294
				ROOF COVER	1	ASPALT SHINGLE	1.00		LLF	L	LOWER LEVEL FIN	100	1997	258.65	25,865
				FLOOR COVER	1	HARDWOOD	1.00		BMU	N	BSMT UNFINISHED	896		89.61	80,288
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		18,699.20	18,699
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	768,449	CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25	COND	25 25 %
		FUNC	0
		ECON	0
		DEPR	25 % GD 75
RCNLD			\$576,300