

Key: 1901

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.925

LEGAL

LAND

DETACHED

BUILDING

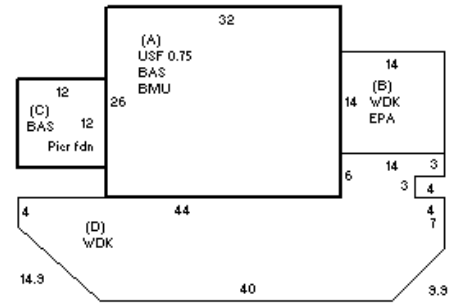
CURRENT OWNER		PARCEL ID		LOCATION	
PINEHOLM REAL ESTATE TRUST		43-24-0		24 QUAIL RIDGE RD	
TRS: POTENZA CATHERINE A		TRANSFER HISTORY		DOS	T
9 COLBY RD		PINEHOLM REAL ESTATE TRUS		01/13/2015	F
STERLING, MA 01564		DOWNEY MARLENE S &		01/13/2015	A
		PINEHOLM REALTY TR		01/21/1987	99

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 %
12-293	11/16/2012	90	BP NVC	5,000	01/08/2013	FC	100 100
11-093	06/03/2011	90	BP NVC		03/05/2012	FC	100 100
11-030	03/01/2011	90	BP NVC	6,500	03/05/2012	FC	100 100
09-091	05/19/2009	90	BP NVC	1,200	05/21/2010	JH	100 100
		30	CHECK DATA		05/23/2002	BT	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	360,100	1.00	1	1.00	R03	1.00	279,080
300	A	0.025	12	1.00	1	27,500	1.00	1	1.00	R03	1.00	690

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	279,800	243,300			
Infl1	NO ADJ		BUILDING	439,000	372,500			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			718,800	615,800				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/3/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/12/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	1,600	DETAIL ADJ	1.000
\$NLA(RCN)	\$398	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		77.22	64,246
EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	624	1981	253.47	158,167
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	196		141.12	27,660
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	976	1981	325.32	317,515
FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	ATT WOOD DECK	1,001		48.28	48,324
INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		16,114.30	16,114
HEATING/COOLING	5	ELECTRIC	0.95	ODS	O	O	OUT DOOR SHOWER	1		0.00	
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	636,226
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$439,000