

Key: 1902

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.926

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
26 QUAIL RIDGE RD NOM TRUST C/O SZAREK GERARD M & KAREN R PO BOX 540 TRURO, MA 02666				43-25-0				26 QUAIL RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SZAREK GERARD M & KAREN R				05/12/2023	QS	830,000	35780-144				
26 QUAIL RIDGE RD NOM TRU				01/03/2008	99		20797-346+				
26 QUAIL RIDGE RD NOM TRU				03/06/2006	99		20797-346				


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	%
23-315X	08/21/2023	90	BP NVC	2,927				0
10-134	07/06/2010	9	DECK	12,000	05/13/2011	MR	100	100

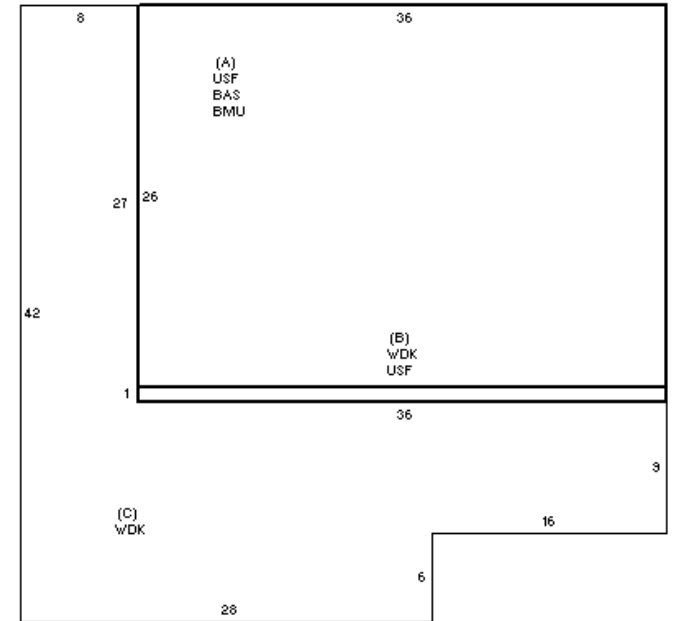
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1 1.00	1 1.00	360,100	1.00	1 1.00	R03	1.00		279,080
300	A	0.031	12 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03	1.00		850

TOTAL	35,100 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 5/12/2023 SF chng per Deed 35780-144.				LAND	279,900	243,300
Inf1	NO ADJ		BUILDING	467,800	396,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	747,700	640,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/03/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/3/2017	LG
MODEL	1		RESIDENTIAL	LIST	11/3/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS FY11 CHGS PER 11/09 MEAS.		
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	678,018																					
NET AREA	1,908	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	936		77.92	72,932	CONDITION ELEM	CD																					
\$NLA(RCN)	\$355	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	936	1984	328.27	307,260																							
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	972	1984	253.16	246,071																							
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	816		48.71	39,749																							
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		7,804.80	7,805																							
				INT. FINISH	2	DRYWALL	1.00																															
				HEATING/COOLING	2	HOT WATER	1.02																															
				FUEL SOURCE	99	N/A	1.00																															
				<table border="1"> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES(FAR)</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>0</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>4</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>2</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td>6</td> <td>\$4,200</td> </tr> <tr> <td>UNITS</td> <td>0</td> <td>1.00</td> </tr> </table>														CAPACITY	UNITS	ADJ	STORIES(FAR)	2	1.00	ROOMS	0	1.00	BEDROOMS	4	1.00	BATHROOMS	2	1.00	FIXTURES	6	\$4,200	UNITS	0	1.00
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																COND	31 31 %																					
																FUNC	0																					
																ECON	0																					
																DEPR	31 % GD 69																					
																RCNLD	\$467,800																					