

Key: 1903

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.927

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
MAURICE REALTY TRUST				43-26-0				28 QUAIL RIDGE RD					
TRS: PINSKY CAROLINE R				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
8 MAPLE AVE UNIT 1				MAURICE REALTY TRUST				10/23/2015	A		29221-343		
CAMBRIDGE, MA 02139				PINSKY ROBERT & ELLEN				11/22/2002	99		15960-223		
				MAURICE REALTY TR				10/07/1999	F		12590-222		

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	%
22-291	07/18/2022	2	ADDITION	26,000	11/15/2022	LG	100	100
08-094	05/13/2008	2	ADDITION	38,000	05/07/2009	JH	100	100
89-124	05/05/1989	6	SHED	1,000	12/31/1989		100	100

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	R03	1.00		279,080
300	A	0.005	12	1.00	1	1.00	1	1.00	R03	1.00		140

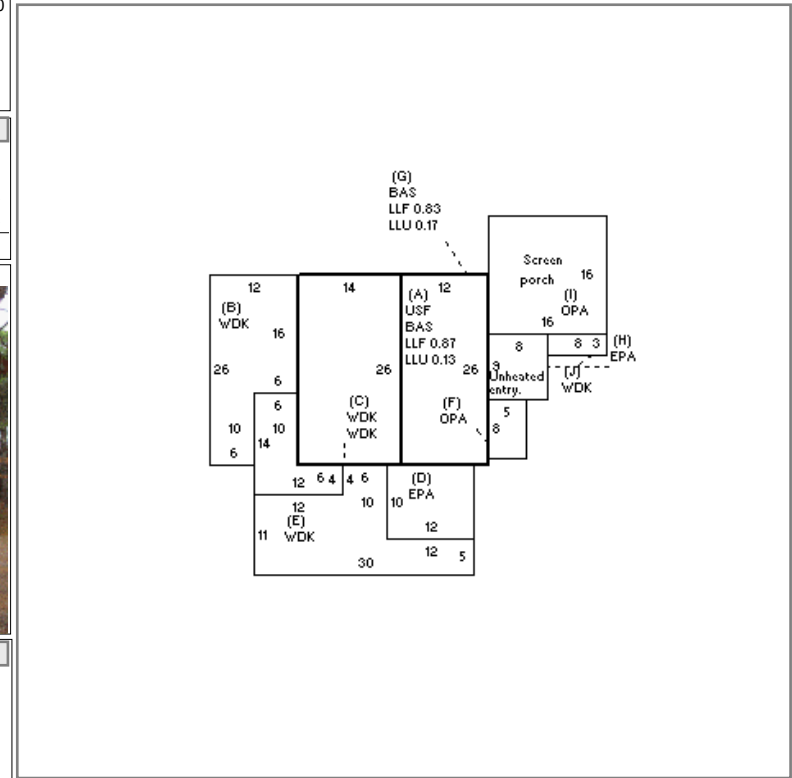
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	279,200	242,800
Inf1	NO ADJ		BUILDING	482,400	378,700			
Inf2	NO ADJ		DETACHED	1,100	1,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>762,700</b>	<b>622,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A- 0.70 8*12	1989	96	16.47	1,100



BUILDING	CD	ADJ	DESC	MEASURE	4/3/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/7/2009	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1985	SIZE ADJ	1.020
NET AREA	1,616	DETAIL ADJ	1.000
\$NLA(RCN)	\$433	OVERALL	1.130

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	100		206.29	20,629
EXT. COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	576	1985	275.86	158,893
ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	676	1985	402.63	272,175
ROOF COVER	2	WOOD SHINGLES	1.01	A	USF	L	UP-STRY FIN	364	1985	318.50	115,935
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	774		59.75	46,244
INT. FINISH	2	DRYWALL	1.00	+	EPA	N	ENCL PORCH	192		174.65	33,534
HEATING/COOLING	3	RADIANT	1.02	+	OPA	N	OPEN PORCH	296		93.05	27,542
FUEL SOURCE	3	ELECTRIC	1.00		F21	O	FPL 2S 1OP	1		19,943.30	19,943
					ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	699,095
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$482,400