

Key: 1911

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.934

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GIBSON FAMILY TRUST C/O GIBSON FAMILY REVOCABLE TR PO BOX 556 NO TRURO, MA 02652		43-34-0		13 QUAIL RIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GIBSON FAMILY REVOCABLE T		05/18/2023	F	1	35792-249
GIBSON FAMILY TRUST		07/21/2014	A		28275-338
GIBSON DAVID I & VIRGINIA		09/05/1980	99		3149-078

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
02-231	11/14/2002	7	GARAGE	20,000	09/19/2005	WL	100 100

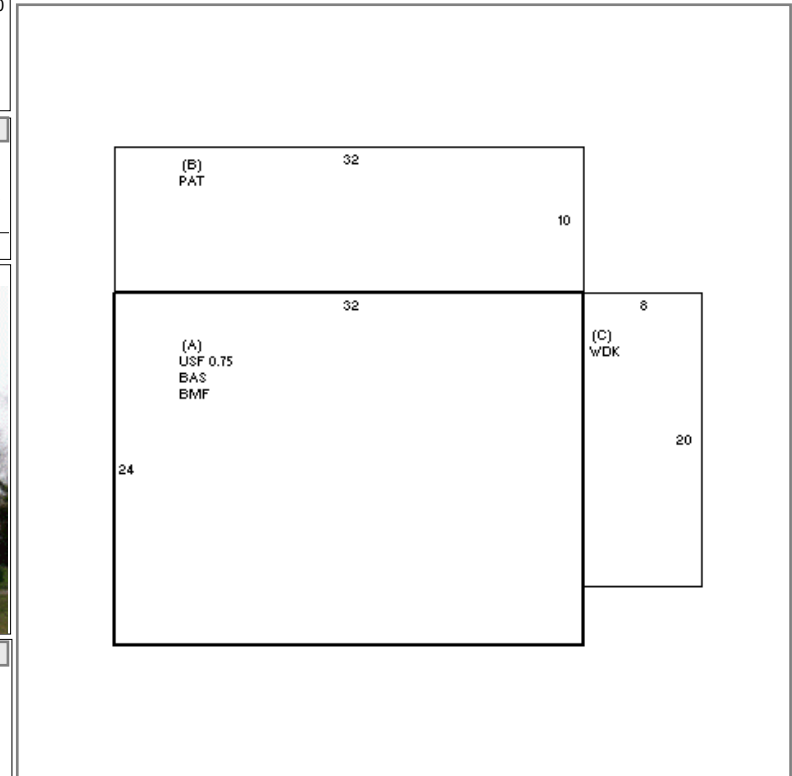
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1	1.00	1	1.00	1	1.00	R03	1.00	279,080
300	A	0.245	12 1.00	1	1.00	1	1.00	1	1.00	R03	1.00	6,740

TOTAL	1.020 Acres	ZONING	RES	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	285,800	248,500			
Infl1	NO ADJ		BUILDING	395,000	335,200			
Infl2	NO ADJ		DETACHED	1,000	900			
			OTHER	128,600	110,600			
			TOTAL	810,400	695,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*10	1997	80	16.47	1,000



BLDG COMMENTS
MAY HAVE BSMT APT. Interior data estimated pending Assessor access.



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	REF
MODEL	1		RESIDENTIAL	LIST	8/16/2022	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	572.501
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMF	N	BSMT FINISH	768		150.87	115,870	CONDITION ELEM	CD
\$NLA(RCN)	\$426	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	768	1982	344.16	264,312		
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	576	1982	270.88	156,029		
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	320		16.85	5,393		
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	160		64.69	10,350		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		17,047.10	17,047		
BATHROOMS	1.5	1.00		HEATING/COOLING	12	OTHER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
FIXTURES	5	\$3,500		FUEL SOURCE	7	OTHER	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1983 / 39
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$395,000

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LEGAL

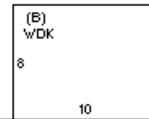
CURRENT OWNER				PARCEL ID				LOCATION			
GIBSON FAMILY TRUST C/O GIBSON FAMILY REVOCABLE TR PO BOX 556 NO TRURO, MA 02652				43-34-0				13 QUAIL RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

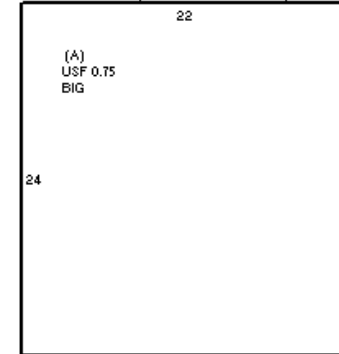
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	128,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	REF
MODEL	1		RESIDENTIAL	LIST	8/16/2022	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
PER JUNE 1, 2006 BP EXT INSPEC, USF HAS KITCHEN.

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YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,814	
NET AREA	396	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BIG	N	BUILT-IN GARAGE	528		83.26	43,960	CONDITION ELEM	CD	
\$NLA(RCN)	\$396	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	396	2004	264.32	104,672			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	80		76.02	6,082			
				ROOF COVER	1	ASPHALT SHINGLE	1.00											
				FLOOR COVER	4	TILE	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOLING	0		1.00											
				FUEL SOURCE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		2	1.00															
ROOMS		0	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		0	1.00															
EFF.YR/AGE		2004 / 18																
COND		18 18 %																
FUNC		0																
ECON		0																
DEPR		18 % GD 82																
RCNLD		\$128,600																