Key: 1917

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,941

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PREVIE LORRAINE & PREVIE AMIE PO BOX 249 TRURO, MA 02666	43-40-0	25 QUAIL RIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PREVIE LORRAINE & PREVIE	10/02/1978	99		2793-257

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

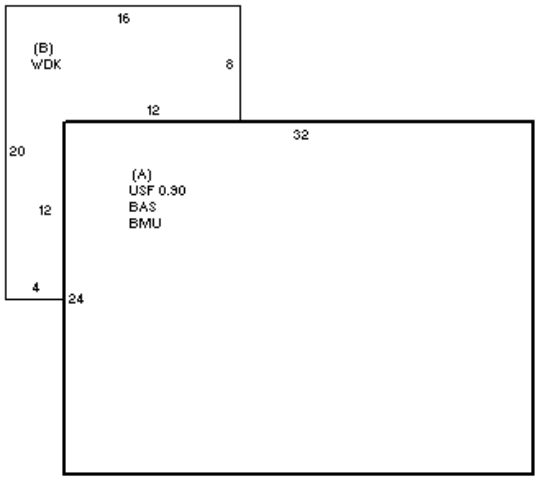
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
		30	CHECK DATA		05/23/2002	BT	100	100
86-087	05/23/1986	10	ALL OTHERS		12/30/1988	SW	100	100

LAND

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	360,100	1.00	1 1.00	R03 1.00			279,080
300	A	0.155	12 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			4,260

TOTAL	40,511 SF	ZONING	RES	FRNT	150
Nbhd	EAST TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	283,300	246,400
BUILDING	356,800	302,800
DETACHED	1,700	1,600
OTHER	135,000	114,600
TOTAL	**776,800**	**665,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10*12		144	16.01	1,700

PHOTO 07/26/2012

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/11/2019	LG
LIST	7/26/2012	FC
REVIEW	11/29/2010	MR

BLDG COMMENTS

7/26/12 LIST OF 1ST FLR ONLY (2ND FLR OCCUPIED BY OWNER'S FRIEND). MST UNUSABLE DUE TO CRACKED FLUE PER OWNER@7/26/12 LIST.

YEAR BLT	1981	SIZE ADJ	1.030
NET AREA	1,459	DETAIL ADJ	1.000
$NLA(RCN)	$354	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.9	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		83.91	64,444
A	BAS	L	BAS AREA	768	1981	334.77	257,103
A	USF	L	UP-STRY FIN	691	1981	260.83	180,236
B	WDK	N	ATT WOOD DECK	176		62.93	11,075
	MST	O	MASONRY STACK			0.00	

TOTAL RCN	517,059
CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$356,800

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,942

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PREVIE LORRAINE & PREVIE AMIE PO BOX 249 TRURO, MA 02666	43-40-0	25 QUAIL RIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

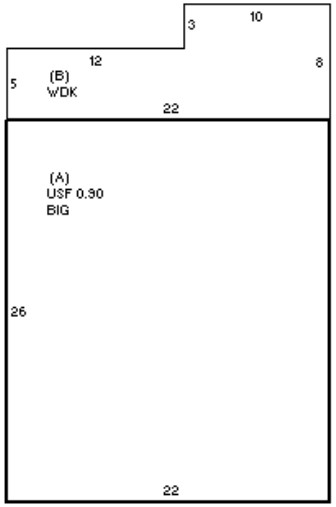
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	135,000	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/11/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/11/2019	LG
LIST	7/26/2012	EST
REVIEW	11/29/2010	MR

BLDG COMMENTS

2ND FLR=1-RM APT W/ FULL BATH+OIL FHA HEAT PER OWNER (OCCUPIED BY HIS DAU). YB+INT FINISH=ESTIMATE.

YEAR BLT	1981	SIZE ADJ	1.060
NET AREA	515	DETAIL ADJ	1.000
$NLA(RCN)	$380	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.9	1.00
ROOMS	0	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	572		82.37	47,117
A	USF	L	UP-STRY FIN	515	1981	266.10	137,043
B	WDK	N	ATT WOOD DECK	140		66.89	9,365
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	195,624

CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$135,000