

Key: 1921

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.946

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
ANDERSON CHRISTOPHER MICHAEL & ANDERSON GEMMA PO BOX 763 NO TRURO, MA 02652						43-44-0				32 QUAIL RIDGE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						ANDERSON CHRISTOPHER MICH				12/14/2012	QS	386,000	26948-166
WINDEMERE REALTY TRUST				10/07/2005	QS	510,000	20342-123						
GARMS ELEANOR (LIFE ESTAT				12/30/2003	99		18075-292						

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	%
FY2018		35	RES EXEMPT		10/01/2017			0
07-180	08/21/2007	90	BP NVC	5,800	05/19/2008	JH	100	100
06-124	06/12/2006	6	SHED	1,000	05/14/2007	JH	100	100
06-050	03/20/2006	90	BP NVC	2,000	05/30/2007		100	100

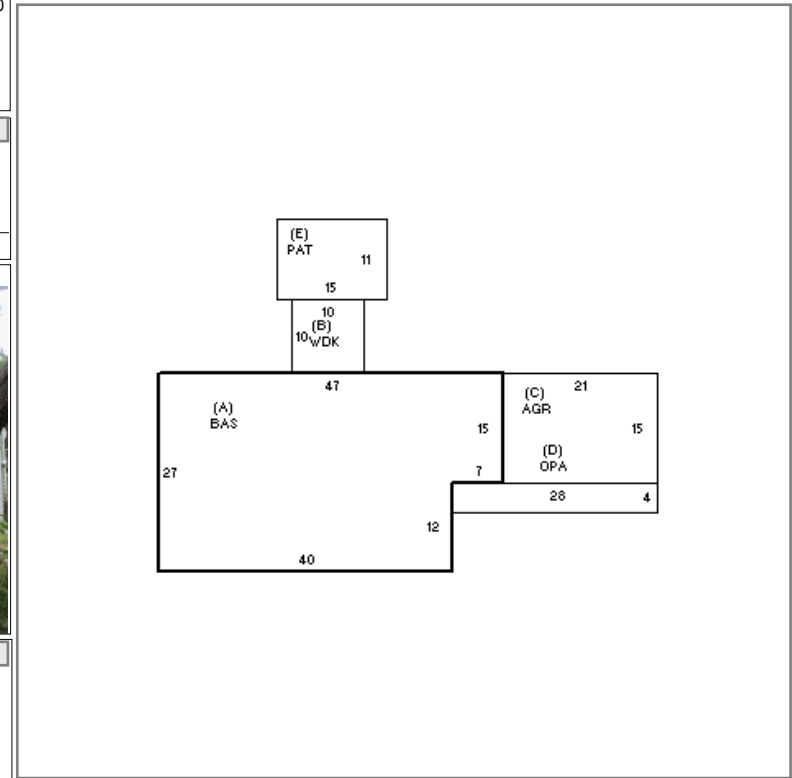
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R03	1.00		279,080
300	A	0.055	12	1.00	1	1.00	1	1.00	R03	1.00		1,510

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	280,600	244,000			
Inf1	NO ADJ		BUILDING	369,500	313,500			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	0	0			
			TOTAL	651,300	558,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12	2006	96	16.47	1,200



BLDG COMMENTS
8/12/2022 Owner confirmed interior details at door.



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/12/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	3/12/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,185	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,185	1981	315.91	374,349
\$NLA(RCN)	\$452	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	100		71.89	7,189
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATTACHED GARAGE	315		104.67	32,971
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	112		81.12	9,085
ROOMS	6	1.00		FLOOR COVER	7	LAMINATE	1.00	E	PAT	N	PATIO	165		17.29	2,853
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	120		148.59	17,831	
BATHROOMS	1.5	1.00		HEATING/COOLING	1	FORCED AIR	1.00	BMU	N	BSMT UNFINISHED	1,065		71.76	76,424	
FIXTURES	5	\$3,500		FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		11,266.30	11,266	
UNITS	0	1.00						ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	535,468	
CONDITION ELEM	CD	
EFF.YR/AGE	1986 / 36	
COND	31 31 %	
FUNC	0	
ECON	0	
DEPR	31 % GD	69
RCNLD	\$369,500	