

Key: 1929

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.954

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOWE ALISON J & ET AL KELLER WM & ENGELLENER T TRS 34 THURSTON RD NEWTON, MA 02464				43-52-0				12 HOUSER WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOWE ALISON J & ET AL				09/30/2022	H		1 N/A-N/A				
ESTATE OF SUSAN S HOWE				06/23/2015	H		28959-202				
HOWE T JEFFREY & SUSAN S				02/21/1984	99		4018-294				

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	%
14-012	01/24/2014	90	BP NVC	1,895			100	100
03-178	09/30/2003	10	ALL OTHERS	65,000	09/10/2005	WL	100	100
89-177	11/27/1989	9	DECK	8,000	12/31/1989		100	100

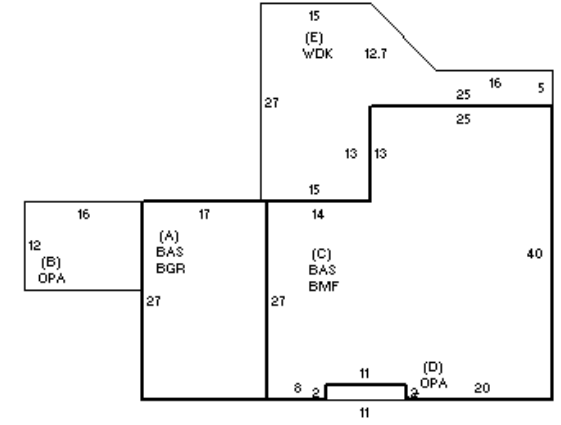
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.660	12	1.00	RW6 0.95 1 1.00	342,095	1.12 1	1.00	R03	1.00		252,290

TOTAL	28,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	TOTAL AREA INCL WAY=0.66 AC PER PLAN;ROW ADJ=WAY OVER PARCEL			LAND	252,300	219,400
Inf1	RIGHT OF WAY		BUILDING	561,100	476,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL						813,400	695,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/29/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,815	DETAIL ADJ	1.000
\$NLA(RCN)	\$448	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	0	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	10	\$7,000	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	3	WOOD PANEL	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	BGR	N	SF BSMT GARAGE	459		98.16	45,057
+	BAS	L	BAS AREA	1,815	1970	300.66	545,694
+	OPA	N	OPEN PORCH	214		72.32	15,477
C	BMF	N	BSMT FINISH	1,356		119.65	162,239
E	WDK	N	ATT WOOD DECK	571		46.44	26,515
	F11	O	FPL 1S 1OP	1		11,160.20	11,160
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	813,142
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$561,100