

Key: 1977

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.004

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FELDMAN KIRSTEN B PO BOX 953 N TRURO, MA 02652-0953				43-104-0				3 TURNBUCKLE WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FELDMAN KIRSTEN B				11/29/2018	O	485,000	31693-310					
PAX HILL REALTY TRUST THE				04/25/2002	99		15084-154					
FENILY SHELLEY M &				10/22/1997	QS	209,000	11018-050					
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	1.225	12	1.00	1	1.00	1	1.00	R03	1.00		33,690

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	%
NP		20	NO PERMIT		01/11/2023	LG	100	100
22-376	09/20/2022	80	SOLAR TAXABL	31,600	01/11/2023	LG	100	100
FY2021		35	RES EXEMPT		09/09/2020		0	0
20-014X	01/17/2020	90	BP NVC	650	07/30/2020	LG	100	100
19-219X	07/29/2019	4	REHAB	15,210	10/29/2019	LG	100	100

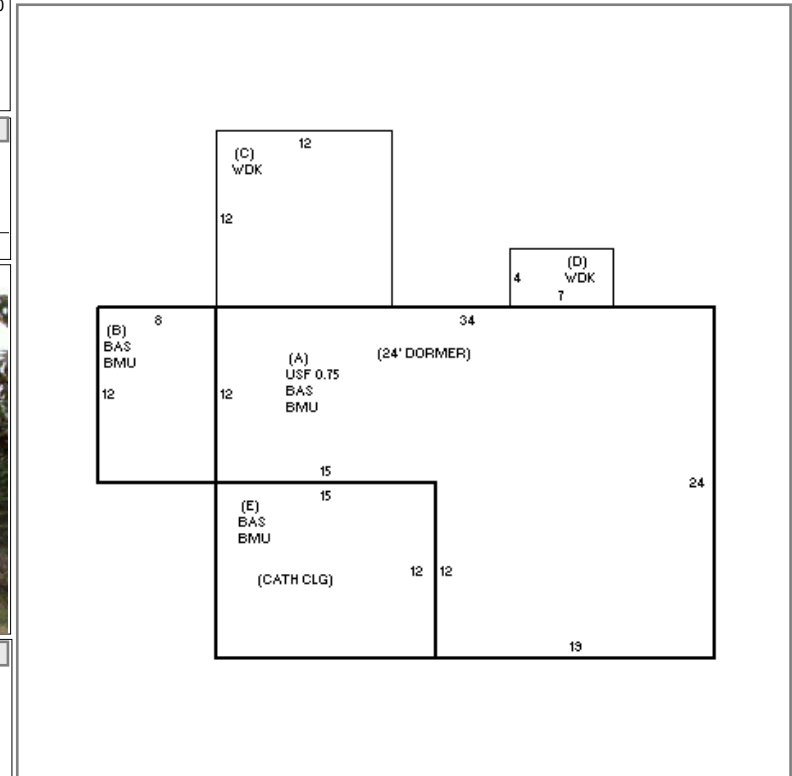
TOTAL	2.000 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	RESTRICTION AGAINST SUBDIVISION IN DEED BK 15084 PG 154. NO VIEW PER 9/4/12 LIST.			LAND	312,800	271,900
Inf1	NO ADJ		BUILDING	408,700	351,600			
Inf2	NO ADJ		DETACHED	1,400	0			
			OTHER	0	0			
			TOTAL	722,900	623,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G 0.90	8*10	2021	80	19.44	1,400



BUILDING	CD	ADJ	DESC	MEASURE	10/29/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/29/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,389	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$403	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	4	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	6		\$4,200	FUEL SOURCE	2	GAS	1.00
UNITS	0		1.00				



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,878
+	BMU	N	BSMT UNFINISHED	912		83.17	75,855	CONDITION ELEM CD	
+	BAS	L	BAS AREA	732	1987	350.41	256,502		
A	USF	L	UP-STRY FIN	477	1987	275.81	131,561		
+	WDK	N	ATT WOOD DECK	172		65.86	11,328		
E	BAS	L	BAS AREA	180	1987	350.41	63,074		
	F21	O	FPL 2S 1OP	1		17,357.10	17,357		
EFF.YR/AGE								1995 / 27	
COND								27 27 %	
FUNC								0	
ECON								0	
DEPR								27 % GD 73	
RCNLD								\$408,700	