

Key: 1981

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.010

LEGALS

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|--------------|--------------|
| KUEHL FAMILY CAPE COD TRUST TRS: KUEHL WALTER & KAREN S PO BOX 359 TRURO, MA 02666 | | 43-108-0 | | 23 SYLVAN LN | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| KUEHL FAMILY CAPE COD TRU | | 04/28/2015 | F | 28820-272 | |
| KUEHL WALTER H & KAREN S | | 05/16/1994 | QS | 187,000 | 9192-027 |

| 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 % |
| 21-414 | 11/24/2021 | 80 | SOLAR TAXABL | 13,500 | 10/20/2022 | LG | 100 100 |
| 21-087X | 03/17/2021 | 6 | SHED | 17,366 | 08/06/2021 | LG | 100 100 |
| 95-065 | 05/15/1995 | 3 | REPAIR/REMOD | 40,000 | 06/26/1995 | | 100 100 |
| 95-017 | 02/17/1995 | 10 | ALL OTHERS | 3,500 | 06/26/1995 | | 100 100 |


LAND

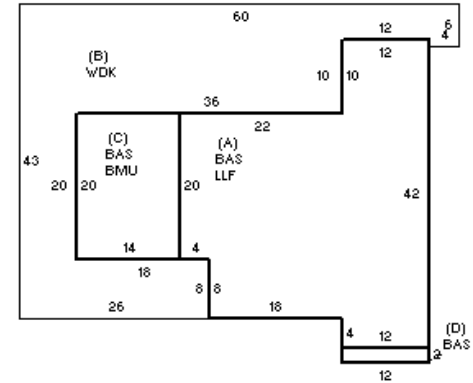
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|-------|-------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | A | 0.775 | 12 1.00 | 1 | 1.00 | 1 | 1.00 | 378,105 | 1.00 | 1 | 1.00 | V1 1.05 | 293,030 |
| 300 | A | 0.065 | 12 1.00 | 1 | 1.00 | 1 | 1.00 | 28,875 | 1.00 | 1 | 1.00 | V1 1.05 | 1,880 |

DETACHED

| TOTAL | 36,591 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--|----------|---------|----------|---------|----------|
| Nbhd | EAST TRURO | N | FY09=STREET# CHG FROM 21 TO 23. FY11=ADDED | LAND | 294,900 | 256,400 | | |
| Infl1 | NO ADJ | O | VIEW ("WIDE BOWL" FROM 1ST FLR)+SHF@80 SF | BUILDING | 504,700 | 434,500 | | |
| Infl2 | NO ADJ | T | HAS NON-WORKING TOILET+SHOWER+SINK PER | DETACHED | 4,500 | 4,200 | | |
| | | E | 11/09 MEAS. | OTHER | 0 | 0 | | |
| | | | | TOTAL | 804,100 | 695,100 | | |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 10/20/2022 |
|-----|------|------|----------|-------|-------|-----------|-------|-------|--|
| SHF | V | 1.50 | E 1.00 | 12*16 | 2021 | 192 | 23.32 | 4,500 |  |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/20/2018 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/28/2018 | 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 |
|---------------|
| |

| YEAR BLT | 1960 | SIZE ADJ | 0.995 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 753,227 | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|-----------|---------|----------------|------------|
| NET AREA | 2,480 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | LLF | L | LOWER LEVEL FIN | 1,088 | 1960 | 199.48 | 217,037 | | | | |
| \$NLA(RCN) | \$304 | OVERALL | 1.020 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | B | WDK | N | ATT WOOD DECK | 1,112 | | 45.75 | 50,870 | | | | |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 1.00 | C | BMU | N | BSMT UNFINISHED | 280 | | 82.91 | 23,214 | | | | |
| | | | | ROOF COVER | 7 | ROLL | 1.00 | + | BAS | L | BAS AREA | 1,392 | 1960 | 305.26 | 424,921 | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F23 | O | FPL 2S 3OP | 1 | | | 32,984.30 | 32,984 | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1978 / 44 |
| | | | | | | | | | | | | | | | | | | COND | 33 33 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 33 % GD 67 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$504,700 |

BUILDING