

Key: 2180

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.218

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
KUCHUK FIKRI LIFE ESTATE RMNDR: KUCHUK MICHELLE & ELIZA PO BOX 1088 TRURO, MA 02666										45-71-0				38 CORN HILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
KUCHUK FIKRI LIFE ESTATE										01/04/2008	99		22586-269				
KUCHUK FIKRI J										01/04/2008	A	900,000	22586-263				
BUNKER EMILY L										07/19/1991	99		7617-278				

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	%
FY2023		35	RES EXEMPT		08/30/2022		0	0
18-255	07/05/2018	80	SOLAR TAXABL	39,958			100	100
14-230	11/06/2014	2	ADDITION	80,000	06/25/2019	JN	100	100
08-237	11/20/2008	7	GARAGE	100,000	05/21/2010	JH	100	100
08-235	11/19/2008	2	ADDITION	300,000	05/21/2010	JH	100	100

LAND

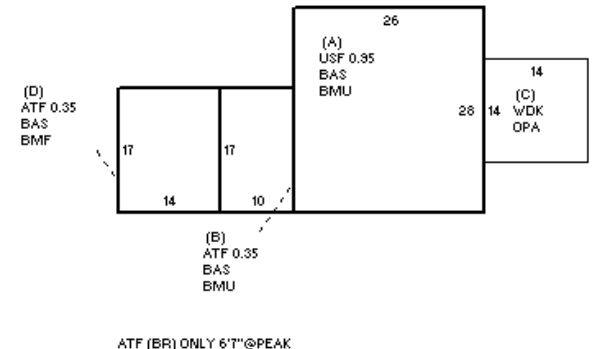
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.645	13	1.00	1	99,000	1.00	1	1.00	V16	3.60	63,860

DETACHED

TOTAL	1.420 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	Easement PL688/9 recorded FBO 45-118. HAS VIEW EASMT OVER 45-118 (LOT 1 459-12+ BK9301-PG176).			LAND	1,068,500	929,100
Inf1	NO ADJ			LAND	732,600	602,100			
Inf2	NO ADJ			OTHER	128,200	110,100			
TOTAL							1,929,300	1,641,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/28/2015



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/13/2015	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	3/12/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1820	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	939,186
NET AREA	1,828	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	898		100.49	90,243		
\$NLA(RCN)	\$514	OVERALL	1.200	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,136	1820	423.38	480,954		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	692	1820	329.87	228,271		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	ATF	N	FINISHED ATTIC	143		218.96	31,312		
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	196		103.28	20,244		
				INT. FINISH	1	PLASTER	1.00	C	WDK	N	ATT WOOD DECK	196		79.58	15,598		
				HEATING/COOLING	1	FORCED AIR	1.00	D	BMF	N	BSMT FINISH	238		199.13	47,393		
				FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		20,971.10	20,971		
								ODS	O	O	OUT DOOR SHOWER			0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$732,600

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KUCHUK FIKRI LIFE ESTATE				45-71-0				38 CORN HILL RD			
RMNDR: KUCHUK MICHELLE & ELIZA				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 1088											
TRURO, MA 02666											


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	%

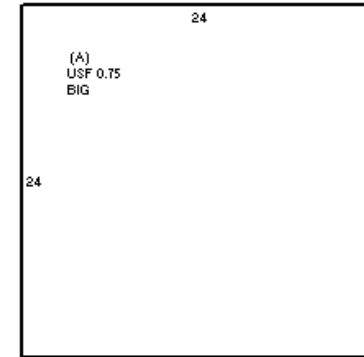
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	128,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/28/2015
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2015	FC	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	10/13/2015	FC	2ND FLR=KITCH (NO STOVE)/LR/BR+FULL BATH & ELEC RINNAI HEATER PER 10/13/15 LIST.
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	137,800
NET AREA	432	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		68.83	39,645	CONDITION ELEM	CD
\$NLA(RCN)	\$319	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	432	2015	222.35	96,055		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPHALT SHINGLE	1.00										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	7	FL./WALL FURN.	0.98										
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.75	1.00														
ROOMS		1	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
FIXTURES		3	\$2,100														
UNITS		0	1.00														
EFF.YR/AGE		2015 / 7															
COND		07 07 %															
FUNC		0															
ECON		0															
DEPR		7 % GD 93															
RCNLD		\$128,200															