

Key: 2248

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.293

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ALTRAC DAVID & KOLL BRIAN S PO BOX 1015 TRURO, MA 02666				46-20-0				4 JEANS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALTRAC DAVID & KOLL BRIA CLIFFORD LAURIE WEST & WEST JOCK & SCOT E &				09/16/2008	QS	650,000	23157-311 10126-221+ (ATTESTD)				
				04/01/1996	A						
				03/31/1996	99						

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	%
23-163	04/26/2023	80	SOLAR TAXABL	30,400	07/27/2023	LG	100	100
15-305	12/09/2015	2	ADDITION		11/29/2016	LG	100	100

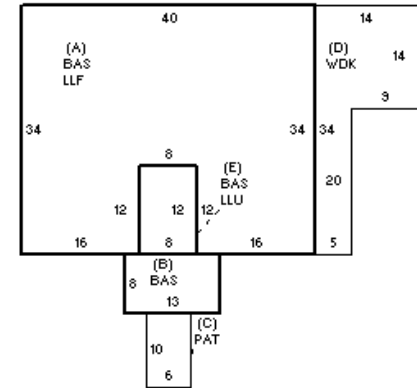
LAND

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	1.00	1	1.00	828,230	1.00	1	1.00	V9	2.30	641,880
300	A	0.425	13	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V9	2.30	26,880

TOTAL	1.200 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	ABUTS+OVERLOOKS CONSERVATION LAND. Obscured MARSH VIEW ONLY PER 2/23/18 Measure			LAND	668,800	505,600
Inf1	NO ADJ		LAND	769,100	631,400			
Inf2	NO ADJ		DETACHED	6,200	5,900			
			OTHER	0	0			
			TOTAL	1,444,100	1,142,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	M	0.60	A+ 0.80 24*24	2016	576	13.55	6,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2018	LG
MODEL	1		RESIDENTIAL	LIST	1/24/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2016	SIZE ADJ	0.990
NET AREA	2,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$313	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2.5	1.00	
FIXTURES	9	\$6,300	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	854,519
A	LLF	L	LOWER LEVEL FIN	1,264	2016	228.23	288,484		
+	BAS	L	BAS AREA	1,464	2016	349.22	511,253		
C	PAT	N	PATIO	60		26.68	1,601		
D	W/DK	N	ATT WOOD DECK	296		63.43	18,775		
E	LLU	N	LOWER LEVEL UNF	96		182.49	17,520		
	GFP	O	GAS FIREPLACE	1		10,586.70	10,587		
	ODS	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$769,100