Key: 2252

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,297

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANTHONY T ZEHNDER 2021 LIV TRS TRS: ANTHONY T ZEHNDER PO BOX 124 TRURO, MA 02666	46-24-0	7 JOSEPHS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANTHONY T ZEHNDER 2021 LI	05/06/2021	F	1	34085-208
ZEHNDER ANTHONY T	07/14/1999	QS	46,000	12405-161

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

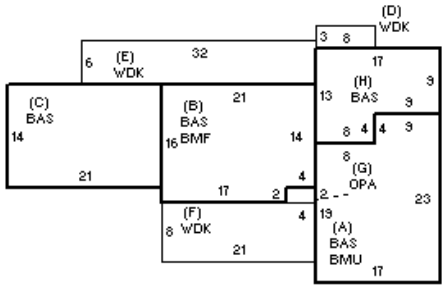
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		01/05/2018		0	0
01-028	03/09/2001	1	SINGLE FAM R	85,000	05/15/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.534	14 1.00	T11 0.90	1 1.00	372,704	1.29	1 1.00	R03 1.15			257,540

TOTAL	23,268 SF	ZONING	RES	FRNT	0
Nbhd	TRURO CENTER	NOTE	5/6/2021 SF chng per Deed 34085-208.		
Infl1	TOPOGRAPHY				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	257,500	194,700
BUILDING	466,700	383,800
DETACHED	0	0
OTHER	0	0
TOTAL	**724,200**	**578,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2022

BLDG COMMENTS

Cement slab floors.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/4/2022	LG
LIST	8/12/2022	LG
REVIEW	11/29/2010	MR

YEAR BLT	2004	SIZE ADJ	1.040
NET AREA	1,166	DETAIL ADJ	1.000
$NLA(RCN)	$488	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	9	COMPOSITION	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	359		99.65	35,775
B	BMF	N	BSMT FINISH	328		174.29	57,168
+	BAS	L	BAS AREA	1,166	2004	370.56	432,070
+	WDK	N	ATT WOOD DECK	384		62.32	23,931
G	OPA	N	OPEN PORCH	8		171.25	1,370
	F11	O	FPL 1S 1OP	1		13,215.40	13,215

TOTAL RCN	569,130
CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$466,700