

Key: 2261

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.307

LEG  
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CURRENT OWNER		PARCEL ID		LOCATION	
CAPE REALTY TRUST TRS: DANIEL R FABER 73 COHASSET ST #2 ROSLINDALE, MA 02131		46-33-0		9 KINNIKINICK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CAPE REALTY TRUST		08/04/2022	F	1	35290-253
FABER DANIEL R		11/02/2017	QS	640,000	30872-258
SELLERS PETER A		10/15/2004	QS	586,400	19136-325

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 %
CYC	05/16/2023	30	CHECK DATA		11/30/2022	LG	100 100
19-059	03/04/2019	2	ADDITION		09/15/2020	LG	100 100
18-68X	03/01/2018	90	BP NVC	500			100 100
95-131	10/25/1995	7	GARAGE	15,000	06/19/1996		100 100

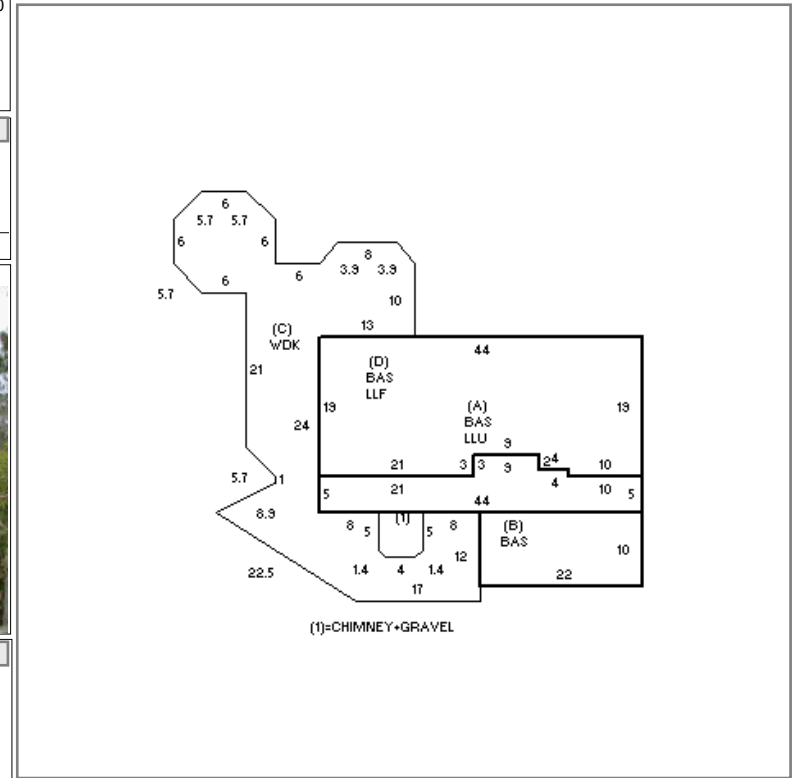
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	R03	1.15		320,940
300	A	0.298	11	1.00	1	1.00	1	1.00	R03	1.00		8,200

DETACHED

TOTAL	1.073 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE 11/2/17 Acreage chng per Deed Bk 30872 Pg 258.				LAND	329,100	249,800
Inf1	NO ADJ		BUILDING	592,000	488,300			
Inf2	NO ADJ		DETACHED	0	0			
						OTHER	209,200	166,100
						<b>TOTAL</b>	<b>1,130,300</b>	<b>904,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/14/2023	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	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	759,016
NET AREA	2,081	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	251		182.55	45,821		
\$NLA(RCN)	\$365	OVERALL	1.020	EXT. COVER	8	TEX PLYWOOD	1.00	+	BAS	L	BAS AREA	1,276	1978	352.81	450,189		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	929		52.87	49,119		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	LLF	L	LOWER LEVEL FIN	805	1978	235.08	189,238		
				FLOOR COVER	1	HARDWOOD	1.00	F	F12	O	FPL 1S 2OP	1		17,649.00	17,649		
				INT. FINISH	3	WOOD PANEL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$592,000

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LEGAL

LAND

DETACHED

BUILDING

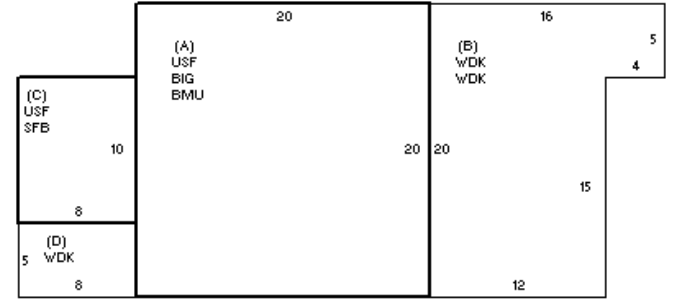
CURRENT OWNER		PARCEL ID		LOCATION	
CAPE REALTY TRUST TRS: DANIEL R FABER 73 COHASSET ST #2 ROSLINDALE, MA 02131		46-33-0		9 KINNIKINICK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

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	%

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	209,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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**BLDG COMMENTS**  
Garage with Studio apartment above w/mini-split, bamboo flooring, bathroom & kitchenette (no oven). Sec C bottom floor is storage space, the only access to it is the outside door.

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/14/2023	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW		
QUALITY	+	1.13	GOOD-AVE+ [83%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	400		91.90	36,761
\$NLA(RCN)	\$525	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BIG	N	BUILT-IN GARAGE	400		90.83	36,331
				ROOF SHAPE	4	FLAT/SHED	1.00	A	USF	L	UP-STRY FIN	400	2019	268.97	107,588
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	560		50.71	28,397
				FLOOR COVER	6	OTHER	1.00	C	SFB	N	BAS SEMI-FIN	80		242.47	19,397
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UP-STRY FIN	80	2019	268.97	21,518
				HEATING/COOLING	18	MINISPLIT	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	252,092
CONDITION ELEM	CD
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$209,200