

Key: 2266

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.312

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
KEVIN TREANOR REVOCABLE TRUST				46-38-0				11 KINNIKINICK RD					
TRS: KEVIN TREANOR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 437				KEVIN TREANOR REVOCABLE T				08/28/2019	F	1	32251-182		
TRURO, MA 02666				TREANOR KEVIN				10/17/2002	QS	380,000	15757-326		
				PETERS MICHAEL P & DOROTH				08/03/1977	99	2558-179			

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	%
21-343X	09/22/2021	4	REHAB	50,000	08/03/2022	LG	100	100
11-074	05/03/2011	10	ALL OTHERS	30,000	03/05/2012	FC	100	100

LAND

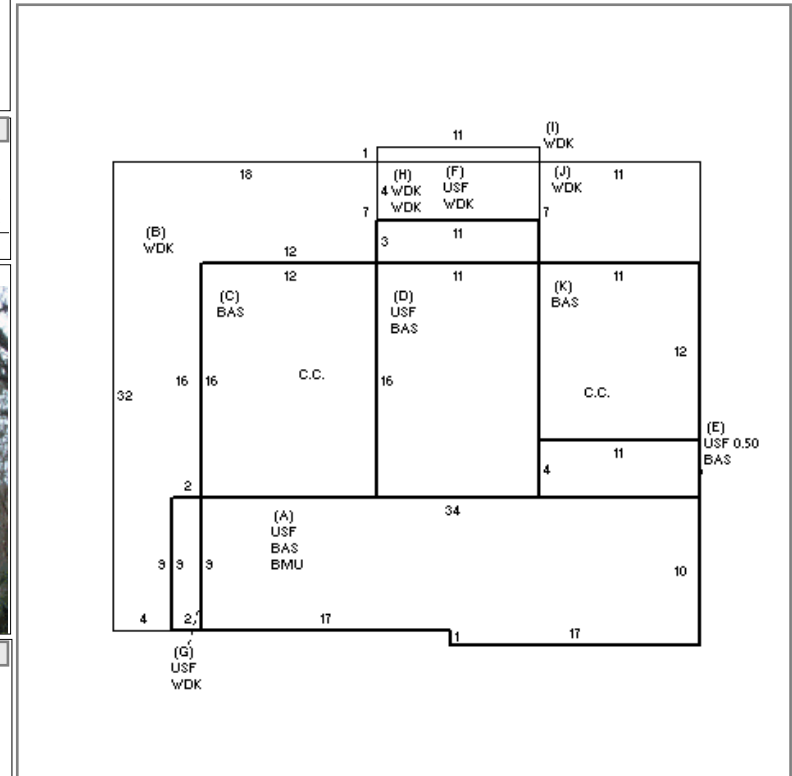
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.524	14	1.00	1	1.00	1	1.00	V4	1.60		395,800

TOTAL	22,846 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE 8/28/19 SF chng per deed 32251-182.				LAND	395,800	344,100
Inf1	NO ADJ		BUILDING	403,600	327,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	799,400	671,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/30/2016	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/14/2002	RS
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1978	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,511
NET AREA	1,439	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	323		106.44	34,380		
\$NLA(RCN)	\$412	OVERALL	1.100	EXT. COVER	10	VERT. BOARD	1.00	+	USF	L	UP-STRY FIN	572	1978	311.52	178,188		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	485		62.65	30,384		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	867	1978	395.78	343,140		
				FLOOR COVER	1	HARDWOOD	1.00		MST	O	MASONRY STACK	1		3,920.60	3,921		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	\$3,500
UNITS	0	1.00

EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$403,600