

Key: 2310

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.358

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION			
ZINMAN HOWARD M & COHEN MARGARET R 130 WOODCHESTER DRIVE CHESTNUT HILL, MA 02467		46-82-0		5 GOSPEL PATH			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		ZINMAN HOWARD M & FROST GEORGE		06/04/2015	QS	1,285,000	28918-43
				05/11/2012	QS	1,200,000	26325-11
				09/05/2006	O	559,000	21324-248

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 %
16-241	10/14/2016	3	REPAIR/REMOD	116,140	12/21/2017	LG	100 100
06-224	09/28/2006	1	SINGLE FAM R	500,000	05/27/2008	JH	100 100

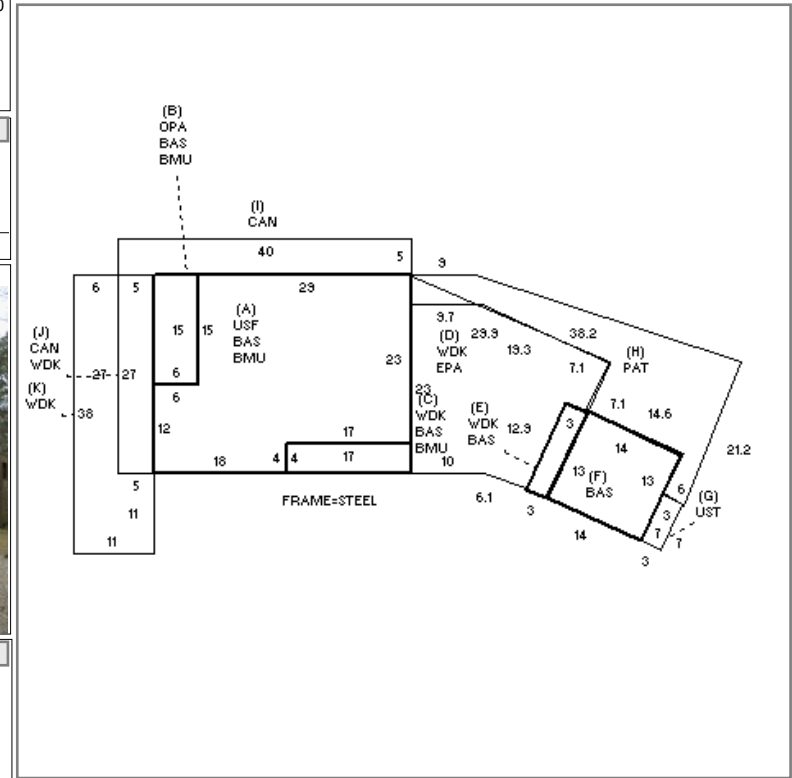
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00 1	1.00 1	1.00	468,130	1.00 1	1.00 R05	1.30			362,800
300	A	0.075 14	1.00 1	1.00 1	1.00	35,750	1.00 1	1.00 R05	1.30			2,680

TOTAL	37,026 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	365,500	281,100
Inf1	NO ADJ		BUILDING	1,594,500	1,368,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL			1,960,000	1,649,700				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	LG
MODEL	1		RESIDENTIAL	LIST	12/21/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/16/2016	CF
QUALITY	E	1.96	EXCELLENT [91%]			
FRAME	2	1.15	MASONRY WALL [100%]			

INDING

YEAR BLT	2007	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,898,164	
NET AREA	1,953	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	945		182.51	172,470	CONDITION ELEM	CD	
\$NLA(RCN)	\$972	OVERALL	1.280	EXT. COVER	10	VERT. BOARD	1.00	A	USF	L	UP-STRY FIN	787	2007	599.08	471,478			
				ROOF SHAPE	4	FLAT/SHED	1.00	B	OPA	N	OPEN PORCH	90		227.06	20,435			
				ROOF COVER	7	ROLL	1.00	D	EPA	N	ENCL PORCH	478		280.87	134,258			
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	984	2007	768.90	756,596			
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BAS AREA	182	2007	768.90	139,941			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	UST	N	UTILITY STORAGE	21		274.34	5,761			
				FUEL SOURCE	2	GAS	1.00	H	PAT	N	PATIO	363		37.66	13,669			
									+	CAN	N	CANOPY	335		117.20	39,263		
									+	WDK	N	ATT WOOD DECK	1,003		114.10	114,440		
									GEN	O	GENERATOR	1		0.00				
									GFP	O	GAS FIREPLACE	1		22,852.60	22,853			
									ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	2006 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$1,594,500	