

Key: 2331

Town of TRURO - Fiscal Year 2024


9/27/2023 7:11 pm SEQ #: 2.381

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
KURLAND TRURO 1 RLTY TR ETAL TRS: KURLAND ANN & THEODORE 48 PRINCE ST WEST NEWTON, MA 02465										46-103-0				6 TOMS HILL RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
KURLAND TRURO 1 RLTY TR E										01/09/2013		A		27028-8			
KURLAND THEODORE M &										01/09/2013		A		27027-346			
KURLAND THEODORE M &										01/02/2013		A		27008-324			
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	V10	2.50		697,690					
300	A	2.265	13	1.00	1	1.00	1	1.00	V10	2.50		155,720					
350	A	0.020	13	1.00	1	1.00	1	1.00	TWP	1.00		140					

LAND

TOTAL	3.060 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	853,600	742,100
Inf1	NO ADJ		BUILDING	1,078,300	893,200			
Inf2	NO ADJ		DETACHED	0	0			
						OTHER	0	0
TOTAL							1,931,900	1,635,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/05/2021
									

DETACHED

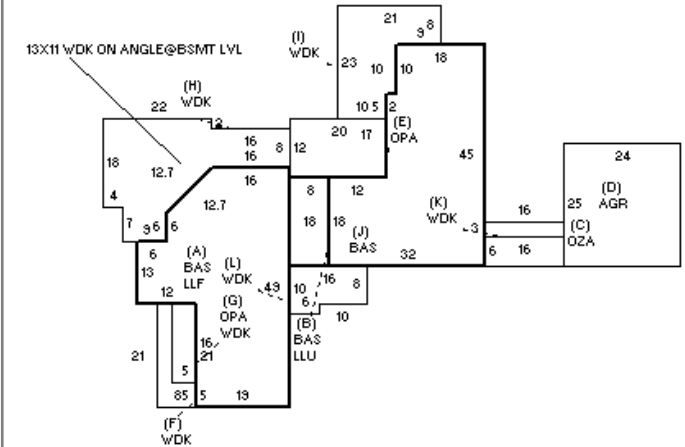
BUILDING	CD	ADJ	DESC	MEASURE	12/22/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/22/2015	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1994	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,514	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,137	1994	274.24	311,808
\$NLA(RCN)	\$426	OVERALL	1.060	EXT. COVER	7	STUCCO	1.00	B	LLU	N	LOWER LEVEL UNF	144		217.13	31,267
				ROOF SHAPE	1	GABLE	1.00	C	OZA	N	OPEN BRZWAY	96		85.99	8,256
				ROOF COVER	2	WOOD SHINGLES	1.01	D	AGR	N	ATTACHED GARAGE	600		126.10	75,658
				FLOOR COVER	4	TILE	1.00	+	OPA	N	OPEN PORCH	320		92.50	29,601
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	1,250		62.89	78,613
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	+	BAS	L	BAS AREA	2,377	1994	390.57	928,380
				FUEL SOURCE	2	GAS	1.00	WDK	N	ATT WOOD DECK	143		83.85	11,991	
								F11	O	FPL 1S IOP	1		15,114.50	15,115	
								ODS	O	OUT DOOR SHOWER	1		0.00		

CAPACITY

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	%
20-325	10/28/2020	80	SOLAR TAXABL	20,558	11/18/2021	LG	100	100
20-273X	09/28/2020	4	REHAB	75,000	01/05/2021	LG	100	100
93-155	12/01/1993	1	SINGLE FAM R	275,000	09/21/1995		100	100
93-126	10/13/1993	10	ALL OTHERS	25,000	06/09/1994		100	100



13X11 WDK ON ANGLE@BSMT LVL

(I) WDK

(H) WDK

(E) OPA

(K) WDK

(J) BAS

(A) BAS LLF

(L) WDK

(G) OPA WDK

(B) BAS LLU

(F) WDK

(D) AGR

(C) OZA

BLDG COMMENTS
12/22/15: COULD NOT MEASURE REAR OF SEC A+WIDTH OF SEC E+P/O SEC H DUE TO ELEVATION+RETAINING WALL+LOCKED OPA DOOR; HAS 2 INVERTERS FOR MINI-SPLIT SYSTEM.

TOTAL RCN	1,497,686
CONDITION ELEM	CD
EFF.YR/AGE	1994 / 28
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$1,078,300