

Key: 2381

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.436

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LEIMKUHLE BRETT & FITZMAURICE PATRICIA PO BOX 69 WAKEFIELD, RI 02879		46-159-0		13 ATWOOD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEIMKUHLE BRETT & MACDONALD ROBERT F L & JO		08/14/2020	O	482,500	33166-251
		05/20/1985	99	100,000	4539-319

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 %
21-048	02/01/2021	4	REHAB	12,500	09/09/2022	LG	100 100
20-392	12/22/2020	3	REPAIR/REMOD	34,000	04/20/2021	LG	100 100
04-056	04/29/2004	10	ALL OTHERS	7,500	06/13/2005	WL	100 100
93-016	02/17/1993	4	REHAB	8,000	05/23/1994		100 100

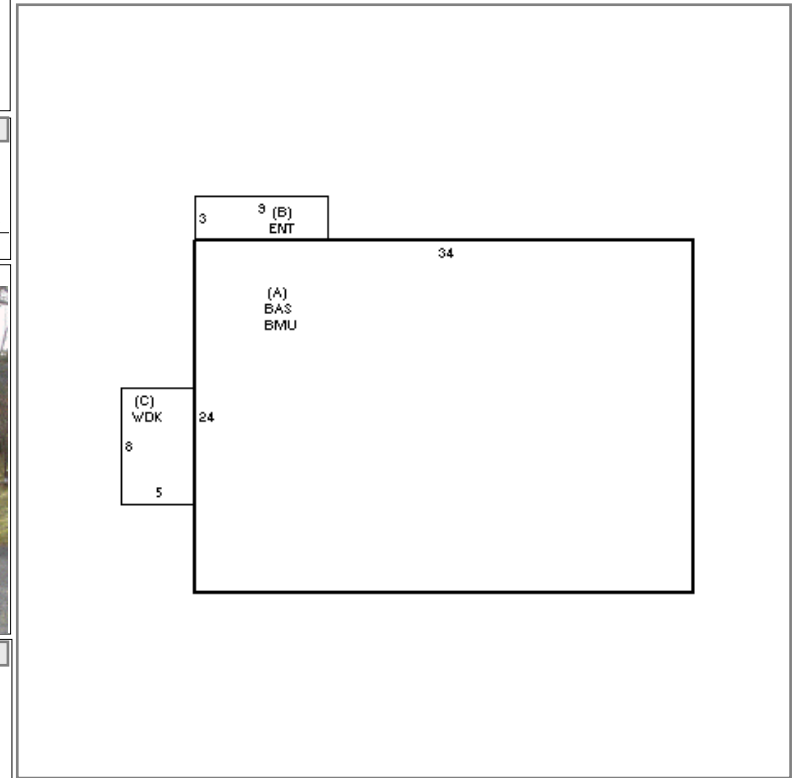
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.460	16	1.00	1	1.00	1.00	720,200	1.44	1	1.00	SR3 2.00	475,400

TOTAL	20,038 SF	ZONING	NSD	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	475,400	413,400			
Inf1	NO ADJ		BUILDING	185,600	156,100			
Inf2	NO ADJ		DETACHED	70,800	67,000			
			OTHER	0	0			
TOTAL			731,800	636,500				

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18 E	1.00 20*22	1960	440	112.57	49,500
ST1	G	1.18 G	0.90 10*16	1958	160	112.57	16,200
OPA	E	1.80 E	1.00 AT ST1 10*12	2004	120	19.80	2,400
OPA	E	1.80 E	1.00 AT ART ST1 8	2021	112	19.80	2,200
SHF	A	1.00 A	0.75 EST 6*6	2021	36	17.17	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/29/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ODS ON REAR STUDIO. Side Studio is working art studio.

FINANCING

YEAR BLT	1958	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	268,990
NET AREA	816	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		58.48	47,722	CONDITION ELEM	CD
\$NLA(RCN)	\$330	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	816	1958	246.38	201,050		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCL ENTRY	27		163.13	4,404		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	40		70.69	2,828		
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 1OP	1		8,786.90	8,787		
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1985 / 37
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$185,600