

Key: 2475

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.535

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ZIMMAN MICHAEL A & ROVNER ELLEN B 315 HIGHLAND AVE #303 SOMERVILLE, MA 02144		46-258-0		8 SNOWS FIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ZIMMAN MICHAEL A & VERZAR CHRISTINE B		09/08/2006	QS	580,000	21333-154
FADER DANIEL N &		08/26/2003	99		16113-73+
		12/19/2002	99		16113-73+


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 %
CYC 18-361	05/16/2023	30	CHECK DATA		10/11/2022	LG	100 100
12-231	10/11/2018	6	SHED	75,000	03/01/2019	LG	100 100
07-067	09/28/2012	2	ADDITION	450,000	08/15/2013	FC	100 100
	04/11/2007	9	DECK	8,000	05/27/2008	JH	100 100
		30	CHECK DATA		10/27/2005	FC	100 100

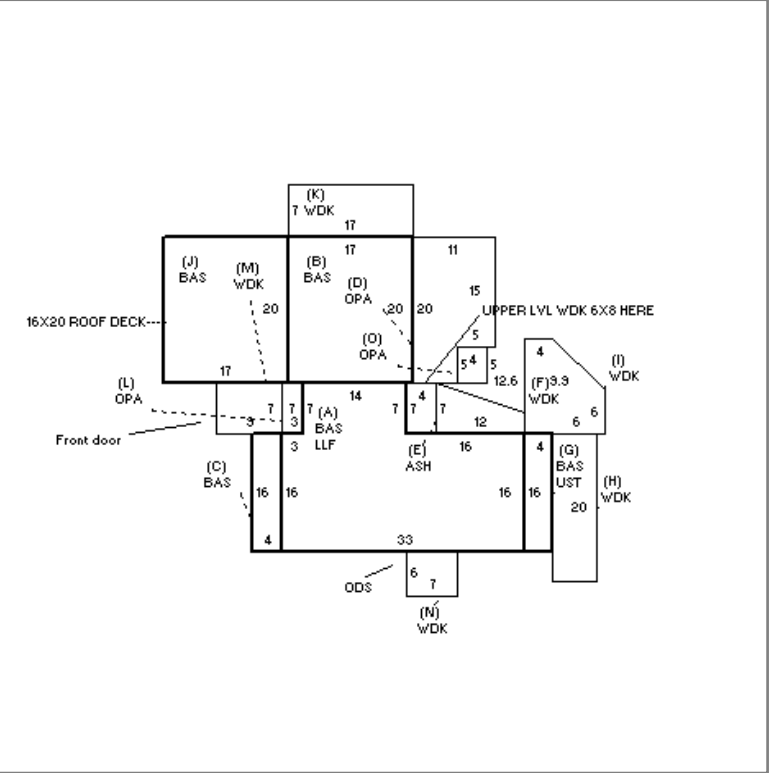
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	R03	1.15		320,940
300	A	0.005	14	1.00	1	1.00	1	1.00	R03	1.15		160

DETACHED

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	321,100	242,800
Inf1	NO ADJ		BUILDING	509,200	431,000			
Inf2	NO ADJ		DETACHED	35,400	33,700			
			OTHER	0	0	TOTAL	865,700	707,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/11/2022
SHF	A	1.00	A 0.75 12*12	1996	144	16.01	1,700		
ST1	G	1.18	SV 1.00 14*20	2019	280	112.57	31,500		
WDK	A	1.00	SV 1.00 ST1 2 DECKS	2000	204	11.00	2,200		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/11/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/21/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplits (2) Studio = Room and half BA.

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,959
NET AREA	2,060	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	626	1955	214.48	134,261	CONDITION ELEM	CD
\$NLA(RCN)	\$325	OVERALL	1.050	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,094	1955	312.69	342,083		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	+	OPA	N	OPEN PORCH	236		73.71	17,395		
STORIES(FAR)				ROOF COVER	7	ROLL	1.00	E	ASH	N	ATT SHED	28		43.99	1,232		
ROOMS				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	523		47.33	24,753		
BEDROOMS				INT. FINISH	2	DRYWALL	1.00	G	UST	N	UTILITY STORAGE	64		113.83	7,285		
BATHROOMS				HEATING/COOLING	5	ELECTRIC	0.95	J	BAS	L	BAS AREA	340	2012	312.69	106,315		
FIXTURES				FUEL SOURCE	3	ELECTRIC	1.00	WDK	N	ATT WOOD DECK	320		53.64	17,164			
UNITS								WDK	N	ATT WOOD DECK	48		91.50	4,392			
								GFP	O	GAS FIREPLACE	1		9,479.40	9,479			
								ODS	O	OUT DOOR SHOWER	1		0.00				

EFF. YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$509,200