

Key: 2607

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.676

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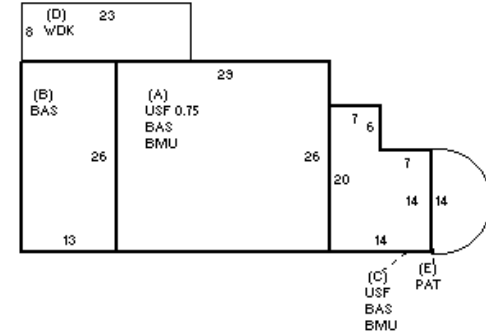
CURRENT OWNER				PARCEL ID				LOCATION					
AMY KANDALL 2021 LIVING TRUST				47-31-0				3 DEER PATH					
TRS: AMY KANDALL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 65				AMY KANDALL 2021 LIVING T				05/12/2021	F		1 (226221)		
NORTH EASTHAM, MA 02651				KANDALL AMY				04/29/2010	99		(191266)		
				MAMO DAVID B &				01/12/1999	QS	200,000	(151677)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-284	07/12/2022	40	STUDIO	200,000	12/27/2022	LG	20	20
20-055X	02/25/2020	90	BP NVC	1,500	07/30/2020	LG	100	100
19-237	08/12/2019	80	SOLAR TAXABL	18,500	10/28/2019	LG	100	100
14-187	09/03/2014	90	BP NVC	1,765			100	100
06-243	10/20/2006	2	ADDITION	65,000	05/29/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.600	12	1.00	1	360,100	1.19	1	1.00	R05	1.00	257,890

TOTAL	26,136 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	257,900	224,200
Infl1	NO ADJ					BUILDING	506,900	436,200
Infl2	NO ADJ					DETACHED	17,600	3,200
						OTHER	73,800	0
						TOTAL	856,200	663,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*14	1999	140	16.01	1,700
SHF	A	1.00	A 0.75 10*14	1999	140	16.01	1,700
WSH	E	1.80	E 1.00 KILN 12*21	2022	252	56.52	14,200



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/12/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
PLYWD FLR IN 2 BR'S+LOFT AREA;
REST=HARDWOOD & TILE.

DETACHED

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	713,929
NET AREA	2,134	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	992		75.70	75,099	CONDITION ELEM	CD
\$NLA(RCN)	\$335	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	566	1985	245.97	139,217		
				ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BAS AREA	1,092	1985	315.82	344,873		
				ROOF COVER	1	ASPALT SHINGLE	1.00	C	BAS	L	BAS AREA	238	2006	315.82	75,164		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UP-STRY FIN	238	2006	245.97	58,541		
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	184		59.95	11,030		
				HEATING/COOLING	5	ELECTRIC	0.95	E	PAT	N	PATIO	92		21.14	1,945		
				FUEL SOURCE	3	ELECTRIC	1.00	MST	O		MASONRY STACK	1		3,159.50	3,160		
								ODS	O		OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	1993 / 29
																COND	29 29 %
																FUNC	0
																ECON	0
																DEPR	29 % GD 71
																RCNLD	\$506,900

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LEGAL


CURRENT OWNER		PARCEL ID		LOCATION			
AMY KANDALL 2021 LIVING TRUST		47-31-0		3 DEER PATH			
TRS: AMY KANDALL		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 65							
NORTH EASTHAM, MA 02651							

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	73,800	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/28/2022
								

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST REVIEW			Deed restricted: not habitable. Ground floor has half Bath, upper floor as full Bath and utility sink.
STYLE	14	0.92	DET BLDG [80%]				
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	2022	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	710	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BAS	L	BAS AREA	140	2022	399.90	55,986
\$NLA(RCN)	\$519	OVERALL	0.920	EXT. COVER			1.00	+	BMU	N	BSMT UNFINISHED	850		94.92	80,683
				ROOF SHAPE	4	FLAT/SHED	1.00	E	BAS	L	BAS AREA	570	2022	399.90	227,944
				ROOF COVER	0		1.00								
				FLOOR COVER	0		1.00								
				INT. FINISH	0		1.00								
				HEATING/COOLING	0		1.00								
				FUEL SOURCE	0		1.00								

TOTAL RCN	368,813
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	80 UC
ECON	0
DEPR	80 % GD 20
RCNLD	\$73,800

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

