

Key: 2628

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.699

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CURRENT OWNER										PARCEL ID				LOCATION			
SWAIN PHILIP C JR & ROSEANNE K 114 PINE HILL LN CONCORD, MA 01742										47-52-0				2 QUAIL RUN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
SWAIN PHILIP C JR & ROSEA										11/02/2009	QS	452,100	(189950)				
HENDERSON ESTELLE M ESTAT										11/02/2009	99		(61409+)				
HENDERSON ESTELLE M										04/13/2001	99		(61409+)				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.530	12	1.00	1	360,100	1.30	1	1.00	R05	1.00	248,240					

LAND

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	248,200	215,800
Inf1	NO ADJ		BUILDING	587,800	498,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	836,000	714,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LEFT NO CALLBACK CARD 8/11/15 (RENTED).

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/11/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/31/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,974	DETAIL ADJ	1.000
\$NLA(RCN)	\$425	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2.5	1.00
FIXTURES		9	\$6,300
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,115		166.27	185,387
A	USF	L	UP-STRY FIN	836	1975	264.99	221,531
B	OPA	N	OPEN PORCH	5		158.82	794
C	WDK	N	ATT WOOD DECK	266		61.19	16,276
+	BAS	L	BAS AREA	1,138	1975	343.61	391,026
E	PAT	N	PATIO	54		25.74	1,390
F21	O		FPL 2S 1OP	1		17,020.00	17,020

TOTAL RCN	839,724
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$587,800

