Key: **2634**

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,704

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KLAWITTER MICHAEL L & LORI M **41 STONEY BROOK ROAD** **MARBLEHEAD, MA 01945**	**47-58-0**	**21 UNION FIELD RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KLAWITTER MICHAEL L & LOR	07/29/2020	F	1	(223162)
KLAWITTER MICHAEL L	10/25/2016	QS	710,000	(211103)
DENBEAUX MARK &	05/07/1990	A		(120442)

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	%
22-459X	11/21/2022	4	REHAB	3,700	12/29/2022	LG	100	100
04-203	11/09/2004	7	GARAGE	45,000	04/04/2006	WL	100	100
04-034	03/24/2004	1	SINGLE FAM R	340,000	06/16/2005	WL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00	R05	1.00			279,080
300	A	0.235	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R05	1.00			6,460

TOTAL	1.010 Acres	ZONING	RES	FRNT	0

Nbhd	EAST TRURO
Infl1	NO ADJ
Infl2	NO ADJ

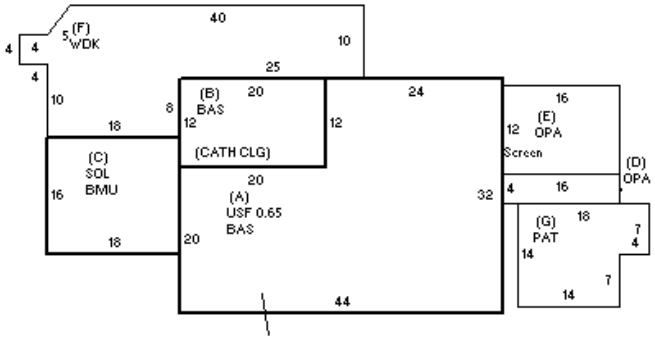
NOTE: 2ND FLR OF GAR UNFIN, OPEN STAIRCASE TO OPEN LOFT.

ASSESSED	CURRENT	PREVIOUS
LAND	285,500	248,300
BUILDING	879,400	709,500
DETACHED	28,800	27,500
OTHER	0	0
TOTAL	**1,193,700**	**985,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G	1.18	G	0.90	24*24	2005	576	55.58	28,800

PHOTO 11/29/2022



BMU HERE=30 x 44 (1ST FLR OVERHANGS BY 1' AT FRONT& REAR)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.14	GOOD-/AVE+ [90%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2022	LG
LIST	11/29/2022	LG
REVIEW	12/15/2010	MR

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	0.995
NET AREA	2,455	DETAIL ADJ	1.000
$NLA(RCN)	$437	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.65	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3.5	1.00
FIXTURES	11	$7,700
UNITS	0	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	11	HOT WAT.-CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,168	2004	386.76	451,735
A	USF	L	UP-STRY FIN	759	2004	307.37	233,294
B	BAS	L	BAS AREA	240	2004	386.76	92,822
C	BMU	N	BSMT UNFINISHED	288		106.09	30,555
C	SOL	L	SOLARIUM	288	2004	230.39	66,353
+	OPA	N	OPEN PORCH	256		91.17	23,339
F	WDK	N	ATT WOOD DECK	584		58.54	34,188
G	PAT	N	PATIO	224		20.45	4,582
	BMU	N	BSMT UNFINISHED	1,320		86.24	113,837
	F11	O	FPL 1S 1OP	1		14,069.10	14,069
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,072,474

CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$879,400