

Key: 2646

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.719

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FISCHER JEFFREY M & MCFEELY ELIZA PO BOX 748 TRURO, MA 02666				47-71-0				13 CRANBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FISCHER JEFFREY M & ANNE DAIGNAULT FAMILY TRU				04/27/2020	U	712,000	(203516)				
HARTMAN ANNE D				05/30/2014	F		(203516)				
				02/26/2013	QS	415,000	(199716)				

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	%
CYCLICAL 22-220	07/19/2022	4	REHAB		07/19/2022	LG	100	100
FY2022 15-225	05/09/2022	80	SOLAR TAXABL	12,500	07/19/2022	LG	100	100
SS15-5	09/16/2015	35	RES EXEMPT		09/29/2021		0	0
	12/31/2013	90	BP NVC	875			100	100
		50	SPLIT SUB		08/15/2014	ER	100	100

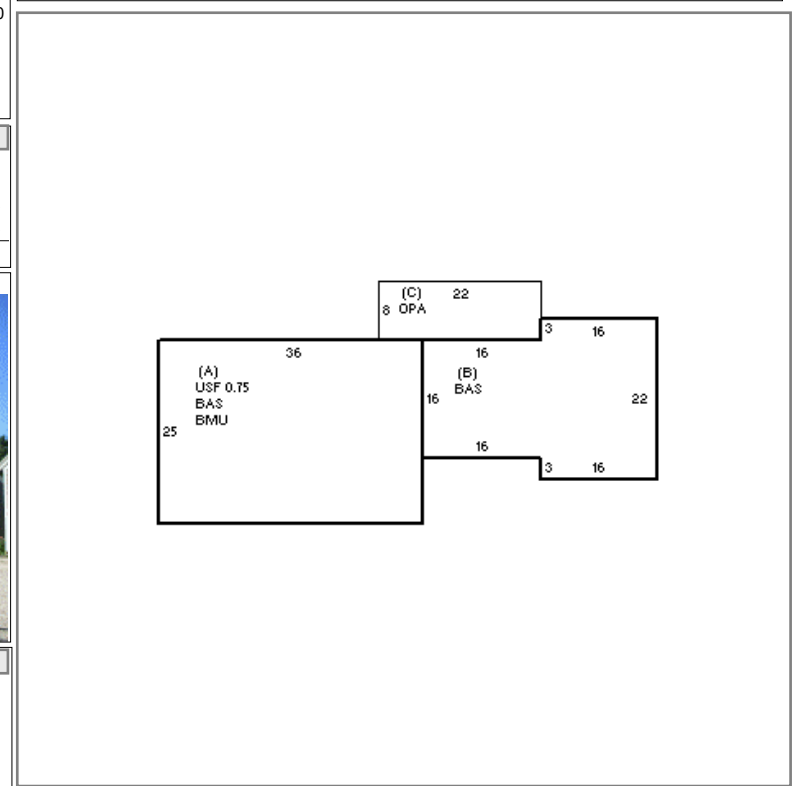
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	T11	0.90	1	1.00				251,170
300	A	0.145	12	1.00	1	1.00	1	1.00	R05	1.00		3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY 15 SUBDIVISON CREATES 47-169+170+171				LAND	255,200	221,900
Inf1	TOPOGRAPHY		BUILDING	526,200	449,200			
Inf2	NO ADJ		DETACHED	9,800	9,300			
			OTHER	0	0	TOTAL	791,200	680,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24*24		576	22.58	9,800



BLDG COMMENTS
Heat pump forced air / baseboard.



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/19/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	797,248
NET AREA	2,183	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		81.47	73,326	CONDITION ELEM	CD
\$NLA(RCN)	\$365	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	675	1964	267.44	180,520		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,508	1964	336.51	507,463		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	176		83.74	14,738		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		17,002.00	17,002		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	15	FHW/DCTLS AC	1.03										
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1977 / 45	
COND	34	34 %
FUNC	0	
ECON	0	
DEPR	34	% GD 66
RCNLD	\$526,200	