

Key: 2672

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.747

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SCHNEIDER JUAN NICOLAS ENRIQUE 102 HIGHLAND ST WEST NEWTON, MA 02465				47-98-0				13 RABBIT HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCHNEIDER JUAN NICOLAS EN				10/06/2021	N		(158502+)				
ENRIQUEZ JUAN				07/27/2000	J	222,000	(158502+)				
ENRIQUEZ JUAN & ANTONIO				07/27/2000	H		(158501)				

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	%
08-142	07/22/2008	90	BP NVC	10,000	05/13/2009	JH	100	100
96-59	04/01/1996	10	ALL OTHERS	25,000	06/01/1997		100	100
95-039	03/20/1995	10	ALL OTHERS	8,000	06/26/1995		100	100
89-141		10	ALL OTHERS	100,289	12/31/1990		100	100
89-090	06/01/1989	2	ADDITION	12,500	12/31/1989		100	100

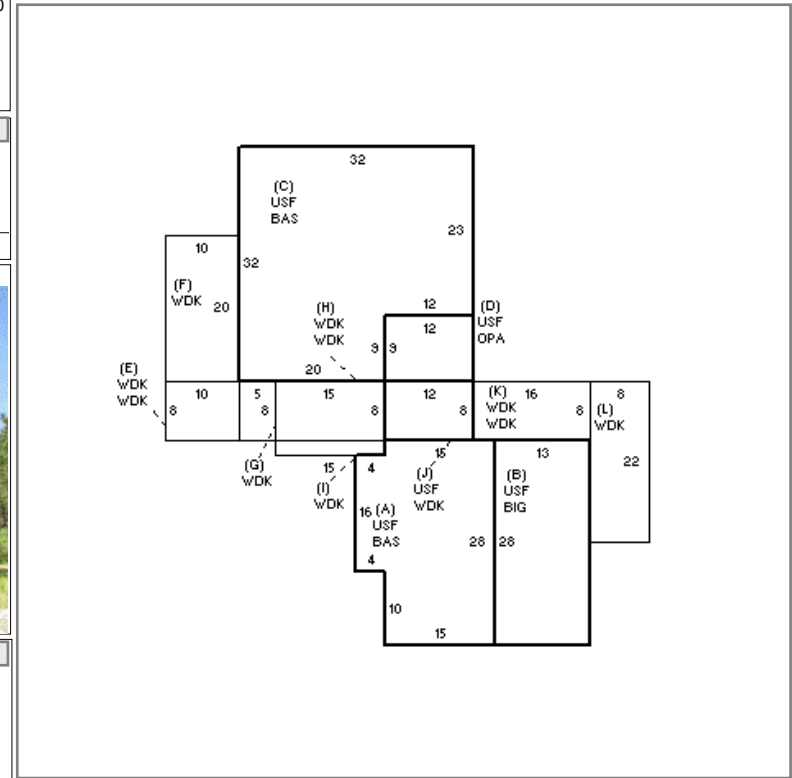
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1	1.00	1	1.00					362,800
300	A	1.265	12 1.00	1	1.00	1	1.00					45,220

TOTAL	2.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	FY10=CHG'D SPG MSMTS+ADDED PTD+2 SHF'S PER	LAND		408,000	354,800	
Inf1	NO ADJ	O	5/09 BP INSPEC + DELETE VW PER PHOTO TAKEN	BUILDING		820,700	666,200	
Inf2	NO ADJ	T	ON ROOF-LEVEL WDK .	DETACHED		15,500	14,600	
		E		OTHER		0	0	
				TOTAL		1,244,200	1,035,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00 P+	0.50 16*52	1996	832	30.24	12,600
PTD	A	1.00 P+	0.50 AROUND SPG		1,118	2.30	1,300
SHF	A	1.00 P+	0.50 8*12		96	16.47	800
SHF	A	1.00 P+	0.50 8*12		96	16.47	800



BLDG COMMENTS
WDK@80SF=ROOF DECK. NEXT CYCLICAL=CHECK
FPL'S (HAS 2 METAL STACKS ONLY PER 5/09 BP
INSPEC).



DETAILED

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BUILDING	CD	ADJ	DESC	MEASURE	6/26/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/13/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,172,435		
NET AREA	3,368	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,400	1986	360.85	505,196	CONDITION ELEM	CD		
\$NLA(RCN)	\$348	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,968	1986	263.66	518,884				
				ROOF SHAPE	2	HIP	1.00	B	BIG	N	BUILT-IN GARAGE	364		96.86	35,258				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	OPA	N	OPEN PORCH	108		93.58	10,107				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,198		54.08	64,786				
				INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	80			82.92	6,633				
				HEATING/COOLING	3	RADIANT	1.02	FPM	O	FPL MULT CHIM	1			25,271.30	25,271				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER				0.00					
																		EFF.YR/AGE	1990 / 32
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$820,700