

Key: 2895

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.999

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CURRENT OWNER										PARCEL ID				LOCATION			
SANDRA A MANNION TRUST II & TIMI M SCHONHORN TRUST II care of: TIMI SCHONHORN 10 CHAMBERLAIN ST HOPKINTON, MA 01748										50-115-0				7 HOLSBERY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
SANDRA A MANNION TRUST II										01/11/2021		F		1 336766-22			
SURDAM TONI W										12/18/2020		F		1 33587-178			
SURDAM LEWIS J II & TONI										08/27/2004		99		18975-106			

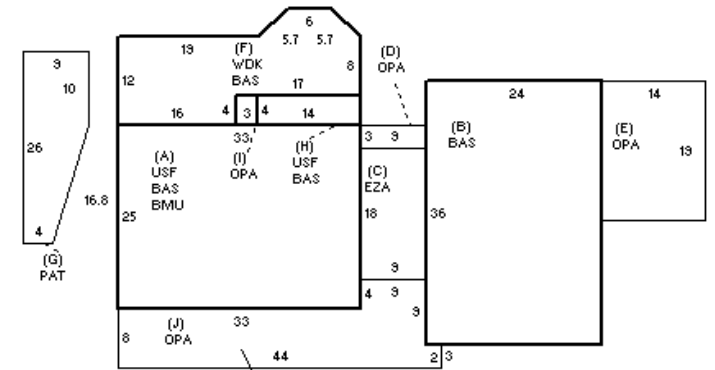
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-178	07/19/2013	6	SHED	9,400	11/19/2013	FC	100	100
12-135	05/22/2012	7	GARAGE	141,695	10/26/2012	FC	100	100
12-019	02/07/2012	10	ALL OTHERS	7,500	10/26/2012	FC	100	100
11-191	09/27/2011	70	POOL	42,000	10/26/2012	FC	100	100
11-126	07/07/2011	2	ADDITION	350,000	10/26/2012	FC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V9	2.75		767,460
300	A	1.505	15	1.00	1	1.00	1	1.00	V9	2.75		113,820

TOTAL	2.280 Acres		ZONING	RES	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	GUL HAS FRONT+REAR DORMERS (20' W)+ 2ND FLR WDK. OSH TO RIGHT OF SFR.				LAND	881,300	557,300
Inf1	NO ADJ			BUILDING	1,041,500	863,000				
Inf2	NO ADJ			DETACHED	75,900	72,300				
							OTHER	0	0	
							TOTAL	1,998,700	1,492,600	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18	G 0.90 17*35	2011	595	40.55	21,700
SHF	G	1.18	G 0.90 9*9 POOL SHE	2011	81	19.44	1,400
GUL	V	1.50	G 0.90 26*30	2012	780	70.65	49,600
WDK	V	1.50	G 0.90 8*11	2012	88	16.50	1,300
PTD	G	1.18	G 0.90 POOL PATIO	2012	605	2.71	1,500
OSH	G	1.18	G 0.90 WOODSHED 7*8	2013	56	8.14	400



Access to BMU stairs via hatch in decking.

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/20/2020	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
7/20/2020 Interior data confirmed by owner at door (C-19). ODS ATT TO POOL SHED.

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YEAR BLT	1950	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,388,618
NET AREA	2,994	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	825		102.59	84,634	CONDITION ELEM	CD
\$NLA(RCN)	\$464	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	881	2011	333.31	293,643		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	2,113	1950	406.77	859,506		
STORIES(FAR)				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	EZA	N	ENCL BRZWAY	162		138.82	22,489		
ROOMS				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	683		83.24	56,851		
BEDROOMS				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	368		72.68	26,748		
BATHROOMS				HEATING/COOLING	2	HOT WATER	1.02	G	PAT	N	PATIO	194		23.65	4,589		
FIXTURES				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		15,413.50	15,414			
UNITS								GFP	O	GAS FIREPLACE	1		12,845.30	12,845			
								ODS	O	OUT DOOR SHOWER	1		0.00				
EFF.YR/AGE																1997 / 25	
COND																25 25%	
FUNC																0	
ECON																0	
DEPR																25 % GD 75	
RCNLD																\$1,041,500	