

Key: 2912

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.018

LEGAL

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
MASO MICHAEL H & COADY LISA M 12 KENWOOD ST BROOKLINE, MA 02446										50-133-0				36 TRURO CENTER RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
MASO MICHAEL H & COADY LI										02/16/2001		QS		425,000		13566-181+	
WEINSCHERL STEPHANI										05/07/1999		99		12252-023+		8663-201	
HUEBLER CHARLES D &										07/02/1993		99		8663-201			
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	14	1.00	1	360,100	1.00	1	1.00	R02	1.00	279,080					
300	A	0.695	14	1.00	1	27,500	1.00	1	1.00	R02	1.00	19,110					

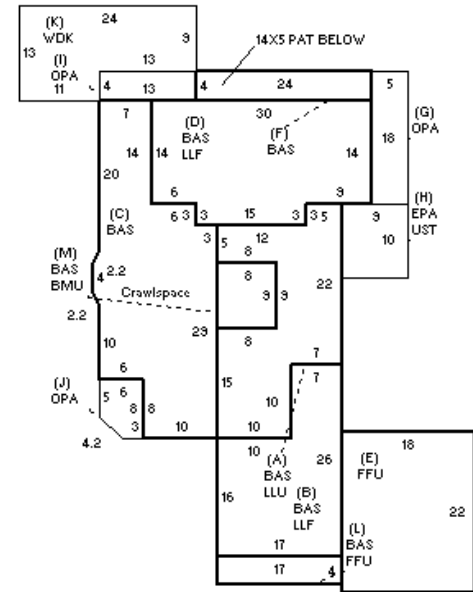
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/23/2023	30	CHECK DATA		08/03/2022	LG	100	100
19-234X	08/09/2019	90	BP NVC	5,550	10/28/2019	LG	100	100
18-245X	08/07/2018	90	BP NVC		11/14/2018	LG	100	100
14-138	06/30/2014	90	BP NVC	11,950			100	100
SS6	12/28/2005	50	SPLIT SUB				100	100

TOTAL	1.470 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N O T E	FY07 ACREAGE INCREASE PER 2005 PLAN (MERGED W/ 50-125).			LAND	298,200	207,400
Inf1	NO ADJ		BUILDING	709,700	599,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,007,900	807,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	8/3/2022	LG
LIST	3/31/2023	LG
REVIEW	4/7/2021	MR



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2022	LG
MODEL	1		RESIDENTIAL			
STYLE	8	1.10	CONTEMPORARY [100%]	LIST	3/31/2023	LG
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	4/7/2021	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,013,919		
NET AREA	3,239	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	366		172.34	63,078	CONDITION ELEM CD			
\$NLA(RCN)	\$313	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	807	1965	221.93	179,099				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,968	1965	323.19	636,034				
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	FFU	L	BAS AREA UNFIN	464	1965	135.55	62,894					
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	186		82.06	15,263					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	H	UST	N	UTILITY STORAGE	90		120.04	10,804					
BATHROOMS	3	1.00	HEATING/COOLING	15	FHW/DCTLS AC	1.03	H	EPA	N	ENCL PORCH	90		176.63	15,897					
FIXTURES	10	\$7,000	FUEL SOURCE	1	OIL	1.00	K	WDK	N	ATT WOOD DECK	260		59.90	15,573					
UNITS	0	1.00					M	BMU	N	BSMT UNFINISHED	72		90.47	6,514					
												PAT	N	PATIO	70		1,764		
												ODS	O	OUT DOOR SHOWER	1		0.00		
EFF.YR/AGE 1989 / 33																			
COND 30 30 %																			
FUNC 0																			
ECON 0																			
DEPR 30 % GD 70																			
RCNLD \$709,700																			