

Key: 3162

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.282

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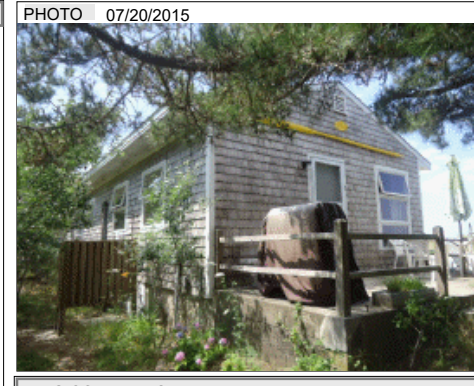
CURRENT OWNER		PARCEL ID		LOCATION	
GREAT HILLS REAL ESTATE TRUST		53-14-0		8 DESCHAMPS WAY	
TRS: CHARLES F KAVA & TRS: JONATHAN R KAVA 3 ALISHA DRIVE FRANKLIN, MA 02038		TRANSFER HISTORY		DOS	T
		GREAT HILLS REAL ESTATE T		07/30/2018	A
		KAVA REALTY TRUST		10/20/2000	F
		KAVA LOUISE & FRANK J		02/02/1998	H

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
SS19 08-023	02/01/2008	50	SPLIT SUB BP NVC	10,000	12/31/2017 04/16/2009	JH
		90				1st %
						100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
300	A	0.265	15	1.00	1	192,500	1.00	1	1.00	WF2	7.00	51,010

TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	7/30/18 Chngd acreage from 1.24 to 1.04 per Deed Bk 31435 Pg 215. ST1 ATT TO DGF. FY04=Chgd acres from 1.74 to 1.24 per Plan 113-145			LAND	2,004,600	1,742,900
Infl1	NO ADJ	O				BUILDING	175,900	149,300
Infl2	NO ADJ	T				DETACHED	28,100	26,700
		E				OTHER	0	0
						TOTAL	2,208,600	1,918,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 10*30		300	29.16	6,600
ST1	A	1.00	A 0.75 10*30		300	95.40	21,500



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BUILDING	CD	ADJ	DESC	MEASURE	7/20/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/11/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	258,674		
NET AREA	1,120	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	1,120	1965	220.34	246,786	CONDITION ELEM	CD		
\$NLA(RCN)	\$231	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	160		12.06	1,930				
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,858.30	7,858				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER			0.00					
				FLOOR COVER	5	VINYL	1.00												
				INT. FINISH	4	WALL BOARD	1.00												
				HEATING/COOLING	13	NO HEAT	0.93												
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	1979 / 43
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$175,900