

Key: 3174

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.291

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REISER LINDA F 128 LINDEN ST EVERETT, MA 02149				53-27-0				43 FISHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
REISER LINDA F				12/28/2001	99	14639-212		8710-066			
PATRICK FRANCES F &				08/03/1993	99						


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
16-304X	12/13/2016	3	REPAIR/REMOD	14,000	05/08/2017	LG	100
	11/21/2009	30	CHECK DATA		05/28/2010	JH	100
89-081	06/01/1989	10	ALL OTHERS	1,000	12/31/1989		100
87-089	07/18/1987	3	REPAIR/REMOD	10,000	12/31/1989		100

LAND

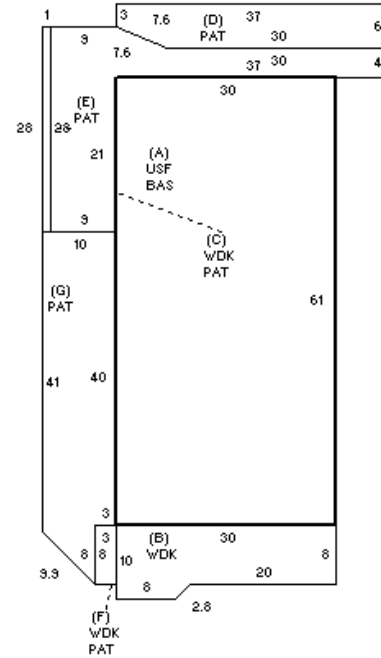
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.425	15	1.00	1	99,000	1.00	1	1.00	V16	3.60	42,080

TOTAL	1.200 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY11 INCR VW PER 3/07 PHOTOS TAKEN (NOT YET IMPORTED) ON INSP OF ABUTTR FOR ABTMT. FY11 CLASS CHG TO 104.	LAND		1,046,800	910,100	
Inf1	NO ADJ	O		BUILDING		657,500	558,700	
Inf2	NO ADJ	T		DETACHED		6,700	6,400	
		E		OTHER		0	0	
				TOTAL		1,711,000	1,475,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/09/2019
DGF	A	1.00	P 0.45 26*26		676	21.92	6,700		

PER 5/10 LIST: HAS 2 APTS; 1ST FLR=K+LR+3BR+2BA; BBS=K+LR+3BR+DEN+4BA



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/28/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,660	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	1,830	1950	275.73	504,581
\$NLA(RCN)	\$264	OVERALL	0.969	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,830	1950	207.63	379,960
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	693		42.59	29,512
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	PAT	N	PATIO	1,107		12.40	13,727
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 1OP	1		10,234.70	10,235
				INT. FINISH	2	DRYWALL	1.00		KIT	O	XTRA KITCHEN	1		15,662.50	15,683
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	966,977
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$657,500