Key: 3186

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,304

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRAZIER KRISTIN F REV LIV TRST TRS: FRAZIER KRISTIN F ET AL PO BOX 573 WELLFLEET, MA 02667-0573	53-40-0	10 WELL SWEEP LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRAZIER KRISTIN F REV LIV	07/09/2004	99		18813-105
FRAZIER KRISTIN	01/01/1988	99		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

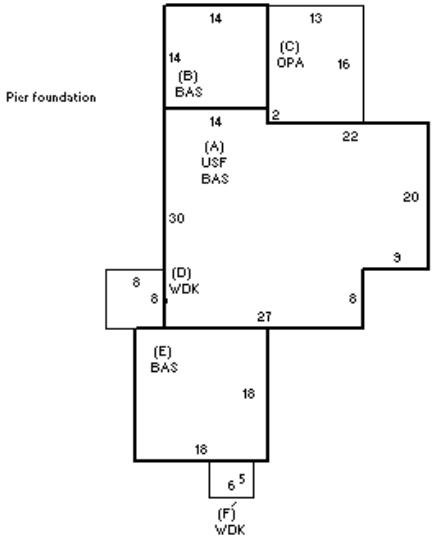
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-148	09/01/2004	90	BP NVC	1,200	05/30/2007	JH	100	100

LAND

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	1.00	1	1.00	2,520,700	1.00	1	1.00	WF2	7.00			1,953,540
300	A	0.735	15	1.00	1	1.00	1	1.00	192,500	1.00	1	1.00	WF2	7.00			141,490

TOTAL	1.510 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	2,095,000	1,821,500
BUILDING	333,500	288,900
DETACHED	0	0
OTHER	0	0
TOTAL	**2,428,500**	**2,110,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/04/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/4/2019	LG
LIST	7/21/2010	EST
REVIEW	12/13/2010	MR

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	0.995
NET AREA	2,448	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,484	1952	305.20	452,917
A	USF	L	UP-STRY FIN	964	1952	240.08	231,434
C	OPA	N	OPEN PORCH	208		71.95	14,965
+	WDK	N	ATT WOOD DECK	94		70.84	6,659
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	709,474
CONDITION ELEM	CD

EFF.YR/AGE	1960 / 62	
COND	53	53 %
FUNC	0	
ECON	0	
DEPR	53	% GD 47
RCNLD		$333,500