

Key: 3213

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.329

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ALEXANDER MAIR STUART TRUST & DEIRDRE A HUANG TRUST UNIT 7A, DERRICK INDUST. BLDG. 49 WONG CHUK HANG ROAD HONG KONG, HONG KONG				53-72-0				9 TOWHEE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALEXANDER MAIR STUART TRU				07/24/2019	V	1	32175-213				
STUART ALEXANDER MAIR &				10/11/2007	QS	580,000	22399-88+				
WINDEMERE REALTY TRUST				06/30/1999	F		12377-112				

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	%
09-059	04/08/2009	80	SOLAR TAXABL	13,000	02/16/2012	FC	100	100
08-209	10/24/2008	2	ADDITION	468,000	05/28/2010	JH	100	100
08-SM09	06/13/2008	50	SPLIT SUB				100	100
		30	CHECK DATA		09/19/2002		100	100
	01/01/2002	50	SPLIT SUB				100	100

LEGAL 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	1.00	1	1.00	R07	1.45		404,660
300	A	0.293	15	1.00	1	1.00	1	1.00	R07	1.45		11,680

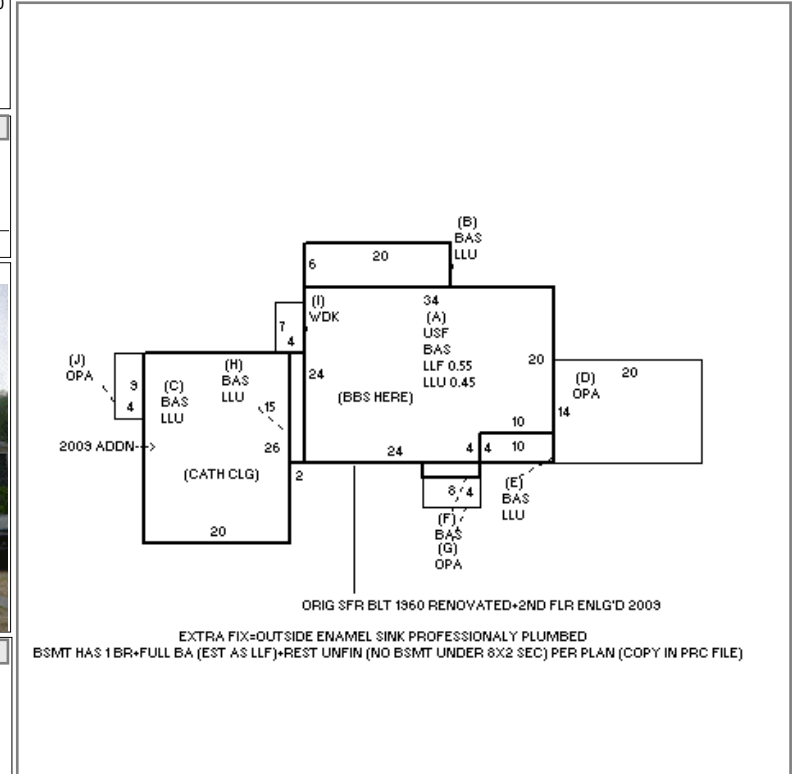
TOTAL	1.068 Acres				ZONING	RES	FRNT	0			ASSESSED	CURRENT	PREVIOUS		
Nbhd	SOUTH TRURO				N	FY03=1966 PLAN RECORDED 1996, O REVISED/RE-RECORDED 2001. FY10=MERGED W/ T 53-71 BY 2008 CONSOLIDATION PLAN. E							LAND	416,300	362,000
Inf1	NO ADJ												BUILDING	1,084,600	897,300
Inf2	NO ADJ												DETACHED	2,300	2,200
													OTHER	0	0
													TOTAL	1,503,200	1,261,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 8*12	1996	96	19.44	1,400
SHF	A	1.00 F	0.60 10*6		60	16.47	600
PTD	A	1.00 A	0.75 10*14		140	2.30	200
PTD	A	1.00 A	0.75 6*11		66	2.30	100



BLDG COMMENTS
FY10 EYB CHG PER BP#08-209. RM/BR/BA COUNT+LLF SF PER PLANS. 09-059=INSTALL 3 SOLAR PANELS=N/S 1/10.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/21/2015	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,322,630
NET AREA	2,705	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,059		212.16	224,674		
\$NLA(RCN)	\$489	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	427	1960	300.40	128,271		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	776	1960	341.61	265,093		
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	550	2009	429.85	236,418		
ROOMS	7		1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	348		95.70	33,303		
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	952	1960	429.85	409,218		
BATHROOMS	4		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	I	WDK	N	ATT WOOD DECK	28		125.78	3,522		
FIXTURES	13	\$9,100		FUEL SOURCE	2	GAS	1.00	GFP	O		GAS FIREPLACE	1		13,031.20	13,031		
UNITS	1	1.00						ODS	O		OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$1,084,600