

Key: 3216

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.333

LEGAL


LAND

CURRENT OWNER				PARCEL ID				LOCATION			
VAN KIRK JOHN A & SMULIAN-SIEGEL DEBORAH PO BOX 22 TRURO, MA 02666				53-75-0				19 STEPHENS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VAN KIRK JOHN A & VANKIRK JOHN A				10/20/2021	F	1	34589-28				
				10/09/1973	99		1947-151+				

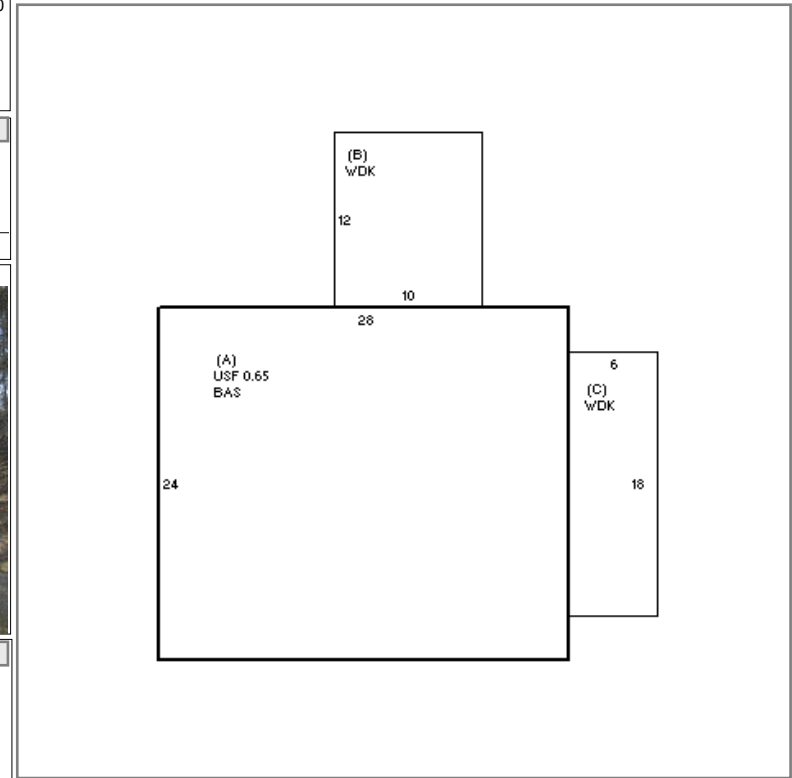
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-201X	05/15/2023	90	BP NVC	4,003				0
23-006X	01/11/2023	90	BP NVC	1,059	05/18/2023	LG	100	100
20-065X	02/26/2020	90	BP NVC	22,638	06/17/2020	LG	100	100
03-188	10/10/2003	7	GARAGE	70,000	02/28/2006	WL	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	1.00	1	1.00	576,160	1.00	1	1.00	R08	1.60		446,520
300	A	0.886	15	1.00	1	1.00	1	1.00	44,000	1.00	1	1.00	R08	1.60		38,980

TOTAL	1.661 Acres	ZONING	RES	FRNT	211	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	1/6/2022 SF chng per Confirm.Deed 34809-192. FY11 - RMVD LAND CODE 200			LAND	485,500	422,100
Infl1	NO ADJ		BUILDING	266,600	226,400			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	314,400	270,500			
			TOTAL	1,066,500	919,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/12/2020
									

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	LG
MODEL	1		RESIDENTIAL	LIST	3/12/2020	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	Bldg 1: Timberframe, BA fir=plywd, K counters & firs=plywd per prev insp. No entry March 2020.		



DETACHED

BUILDING

YEAR BLT	1974	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	392,059
NET AREA	1,109	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	672	1974	350.66	235,641	CONDITION ELEM	CD
\$NLA(RCN)	\$354	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	437	1974	276.00	120,612		
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	228		62.44	14,237		
STORIES(FAR)	1.65	ROOF COVER	1.01	FLOOR COVER	2	WOOD SHINGLES	1.01		F21	O	FPL 2S 1OP	1		17,369.10	17,369		
ROOMS	3	INT. FINISH	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	HEATING/COOLING	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	FUEL SOURCE	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	6		\$4,200	FUEL SOURCE	2	GAS	1.00										
UNITS	0		1.00														
EFF.YR/AGE																1981 / 41	
COND																32 32 %	
FUNC																0	
ECON																0	
DEPR																32 % GD 68	
RCNLD																\$266,600	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.334

LEGALS

CURRENT OWNER			PARCEL ID			LOCATION		
VAN KIRK JOHN A & SMULIAN-SIEGEL DEBORAH PO BOX 22 TRURO, MA 02666			53-75-0			19 STEPHENS WAY		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

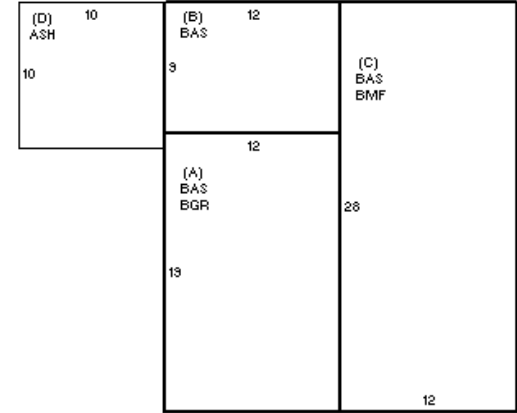
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	212,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/12/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/15/2010	JH
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 March 2020 No entry. Per prev. insp: BAS=WOOD SCULPTURE STUDIO+ BSMT=1 CAR GARAGE+OFFICE+STUDIO PER PLANS IN PRC FILE (USED AS STUDIO PER 2010 M+L).

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YEAR BLT	2004	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,360		
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BGR	N	SF BSMT GARAGE	228		88.88	20,265	CONDITION ELEM	CD		
\$NLA(RCN)	\$386	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	672	2004	283.34	190,407				
				ROOF SHAPE	6	SALTBOX	1.00	C	BMF	N	BSMT FINISH	336		133.27	44,779				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ASH	N	ATT SHED	100		39.08	3,908				
				FLOOR COVER	1	HARDWOOD	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	7	FL./WALL FURN.	0.98												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2004 / 18
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$212,700

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Town of TRURO - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

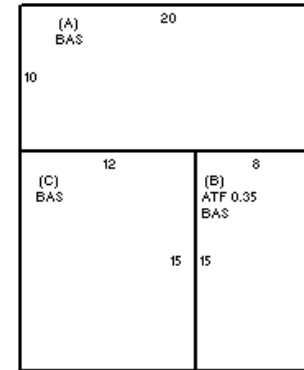
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	101,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2020	LG
MODEL	1		RESIDENTIAL	LIST	3/12/2020	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ATF = open loft. Heated by Rinnai gas wall unit.
Historical building, part of original Cobb Farm.

YEAR BLT	1920	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195,527
NET AREA	500	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	500	1920	363.84	181,920	CONDITION ELEM	CD
\$NLA(RCN)	\$391	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	B	ATF	N	FINISHED ATTIC	42		188.17	7,903		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		MST	O	MASONRY STACK	1		3,604.20	3,604		
STORIES(FAR)		1.35	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		4	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		2	1.00	INT. FINISH	1	PLASTER	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES		3	\$2,100	FUEL SOURCE	8	NONE	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1965 / 57
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$101,700