

Key: 3284

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.405

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LAND

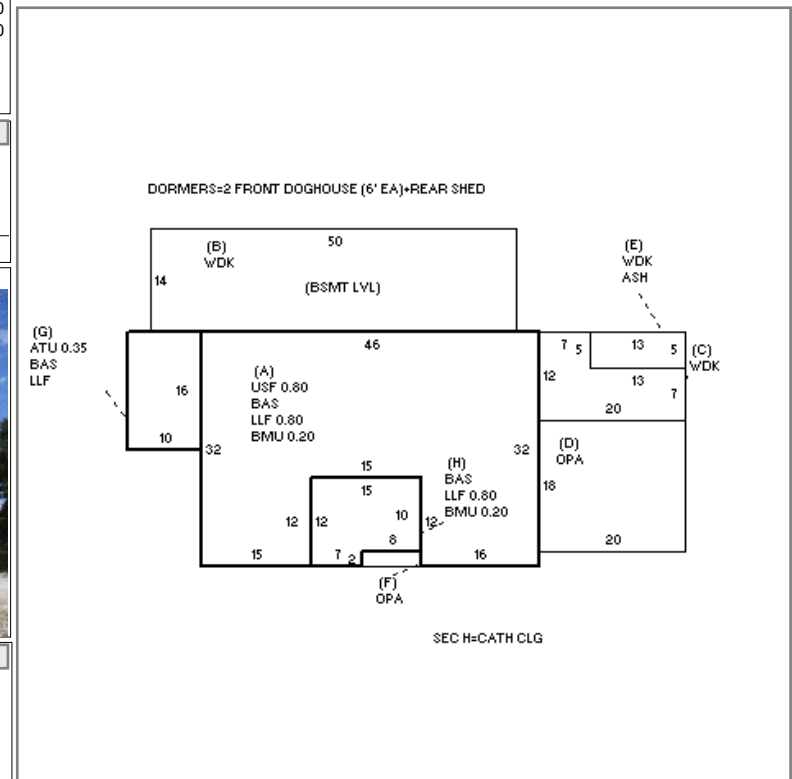
CURRENT OWNER						PARCEL ID				LOCATION			
KANDEL SEPARATE TRUST TRS: KANDEL ANNE O PO BOX 375 SHARON, MA 02067						54-50-0				11 COOPER RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
KANDEL SEPARATE TRUST						03/03/2014	A	(202810)					
FINKELSTEIN THERESA O TR						07/12/2000	H	(158350+)					
FINKELSTEIN THERESA O EST						12/31/1995	99	(ATTESTD)					

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	%
17-041	02/13/2017	80	SOLAR TAXABL	40,000	01/18/2018	LG	100	100
08-204	10/16/2008	70	POOL	30,000	06/01/2010	JH	100	100
00-006	01/01/2000	9	DECK	5,400	01/01/2001		100	100
99-130	07/01/1999	1	SINGLE FAM R	400,000	01/01/2001		100	100
91-136	12/06/1991	10	ALL OTHERS	29,900	07/28/1992		100	100

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	990,275	1.00	1	2.75	767,460
300	A	6.105	15	1.00	1	1.00	1	1.00	75,625	0.91	1	2.75	418,250
400	F	150	15	1.00	1	1.00	1	1.00	715	1.00	1	2.75	107,250

TOTAL	6.880 Acres				ZONING	RES	FRNT	405	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO				N O T E	SAUNA IN UNFIN BSMT OF SFR.			LAND	1,293,000	818,700
Inf1	NO ADJ					LAND BUILDING	1,066,100	876,900	DETACHED	38,400	36,500
Inf2	NO ADJ					OTHER	0	0	TOTAL	2,397,500	1,732,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	A 0.75 126*60	1991	1	21,024.30	15,800
SPV	G	1.18	G 0.90 22*44	2008	968	19.45	16,900
SHF	A	1.00	A 0.75 8*10		80	16.47	1,000
PTD	+	1.10	A 0.75 POOL PATIO	2008	1,326	2.53	2,500
SNA	A	1.00	A 0.75 6*6		36	81.80	2,200



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2016	FC
MODEL	1		RESIDENTIAL	LIST	7/16/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	PER 7/16/15 LIST: FLR=LAMINATE+CARPET+VINYL+TILE; BATHS=2 FULL+2 HALF; LLF=REC AREA +2 OFFICES+LAUNDRY RM+HALF BATH (SEE SKETCH)		

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YEAR BLT	1999	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,384,570			
NET AREA	3,975	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	291		103.50	30,119	CONDITION ELEM	CD			
\$NLA(RCN)	\$348	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,452	1999	371.66	539,646					
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,034	1999	293.74	303,732					
STORIES(FAR)	1.8	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	940		57.11	53,685						
ROOMS	10	1.00	FLOOR COVER	5	VINYL	1.00	+	OPA	N	OPEN PORCH	376		84.00	31,585						
BEDROOMS	5	1.00	INT. FINISH	2	DRYWALL	1.00	E	ASH	N	ATT SHED	65		53.10	3,451						
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	LLF	L	LOWER LEVEL FIN	1,325	1999	246.60	326,739						
FIXTURES	14	\$9,800	FUEL SOURCE	2	GAS	1.00	G	ATU	N	UNFIN ATTIC	56		103.51	5,797						
UNITS	1	1.00					H	BAS	L	BAS AREA	164	1999	371.66	60,952						
												F21	O	FPL 2S 1OP	1		19,063.50	19,064		
												ODS	O	OUT DOOR SHOWER			0.00			
																EFF.YR/AGE	1999 / 23			
																COND	23 23 %			
																FUNC	0			
																ECON	0			
																DEPR	23	% GD	77	
																RCNLD	\$1,066,100			