

Key: 3306

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.426

LEGAL

LAND

DETACHED

BUILDING

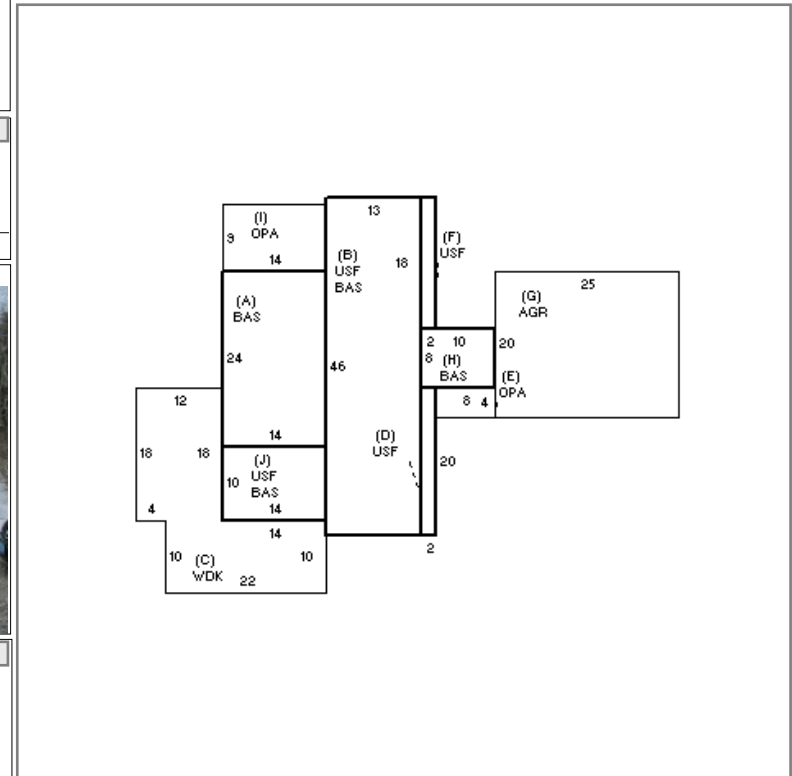
CURRENT OWNER				PARCEL ID				LOCATION			
KUMATA ELLEN N 17 SHEPARD ST CAMBRIDGE, MA 02139				54-75-0				5 ATWOOD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUMATA ELLEN N				05/27/2008	99	22935-166					
HAMMER MARK D &				11/13/1995	QS	275,000	9928-013				

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	%
21-271	08/02/2021	80	SOLAR TAXABL	9,300	11/24/2021	LG	100	100
12-336	12/03/2012	2	ADDITION	30,000	10/30/2013	FC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	15	1.00	1	1.00	1	1.00	R07	1.45		395,570

TOTAL	31,363 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE DET WDK TO LEFT OF SFR OVERLOOKING MARSH.	LAND	395,600	343,900			
Inf1	NO ADJ		BUILDING	492,500	400,100			
Inf2	NO ADJ		DETACHED	1,000	1,000			
			OTHER	0	0			
			TOTAL	889,100	745,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 11*11		121	11.00	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/30/2013	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	703,625												
NET AREA	1,968	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,154	1985	335.17	386,788														
\$NLA(RCN)	\$358	OVERALL	0.950	EXT. COVER	8	TEX PLYWOOD	1.00	C	WDK	N	ATT WOOD DECK	436		53.05	23,131														
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	814	1985	258.48	210,406														
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	158		81.77	12,919														
				FLOOR COVER	1	HARDWOOD	1.00	G	AGR	N	ATTACHED GARAGE	500		104.26	52,128														
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		11,953.40	11,953														
				HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER	1		0.00															
				FUEL SOURCE	3	ELECTRIC	1.00																						
				<table border="1"> <tr> <th>EFF.YR/AGE</th> <td>1990 / 32</td> </tr> <tr> <th>COND</th> <td>30 30 %</td> </tr> <tr> <th>FUNC</th> <td>0</td> </tr> <tr> <th>ECON</th> <td>0</td> </tr> <tr> <th>DEPR</th> <td>30 % GD 70</td> </tr> <tr> <th>RCNLD</th> <td>\$492,500</td> </tr> </table>														EFF.YR/AGE	1990 / 32	COND	30 30 %	FUNC	0	ECON	0	DEPR	30 % GD 70	RCNLD	\$492,500
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