

Key: 3412

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.542

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MANISCALCO SALVATORE & DURANT KATHLEEN 18 STELLA RD BELMONT, MA 02478		58-22-0		4 BRIAR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANISCALCO SALVATORE & FISCHMAN NANCY K		09/16/2002	QS	270,000	(166569)
		01/13/1998	A		(147191)
FISCHMAN STEVEN S		05/02/1995	QS	115,000	(137060)


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	%
02-020	02/13/2002	1	SINGLE FAM R	250,000	04/08/2004	BT	100	100

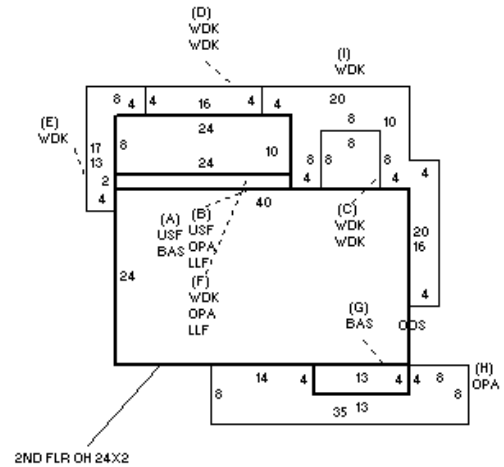
LAND

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	990,275	1.00	1	1.00	V7	2.75	767,460
300	A	0.135	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V7	2.75	10,210
350	A	0.320	15	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00	2,210

DETACHED

TOTAL	1.230 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	779,900	493,700	BUILDING	769,600	637,100
Inf1	NO ADJ		DETACHED	0	0	OTHER	0	0
Inf2	NO ADJ		TOTAL	1,549,500	1,130,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/17/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/16/2003	BT
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FP=HEATILATOR. BBS=REC RM+BR+FULL BATH.

YEAR BLT	2002	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	961,996		
NET AREA	2,284	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,012	2002	428.42	433,562	CONDITION ELEM	CD		
\$NLA(RCN)	\$421	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,008	2002	326.99	329,606				
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	LLF	L	LOWER LEVEL FIN	240	2002	293.53	70,447				
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	788		63.57	50,096				
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	468		88.01	41,188				
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00		USF	L	UP-STRY FIN	24	2002	340.62	8,175				
BATHROOMS	3.5	1.00		HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		21,221.10	21,221				
FIXTURES	11	\$7,700		FUEL SOURCE	1	OIL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
UNITS	0	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$769,600		