

Key: 3424

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.554

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERMAN MINDY C & SOLOMON DANIEL H 63 GREYLOCK RD WEST NEWTON, MA 02465				58-37-0				21 QUANSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BERMAN MINDY C & VENTI RICHARD A &				01/21/2010	QS	800,000 (190570)					
				01/27/1998	QS	280,000 (147315)					

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	%
17-031	01/26/2017	9	DECK	18,000	01/23/2018	LG	100	100
11-043	03/21/2011	3	REPAIR/REMOD	105,000	02/29/2012	FC	100	100
04-206	11/16/2004	9	DECK	15,000	08/23/2005	WL	100	100
04-104	06/30/2004	90	BP NVC	10,500	08/23/2005	WL	100	100
86-090	05/28/1986	1	SINGLE FAM R		12/31/1987	SW	100	100

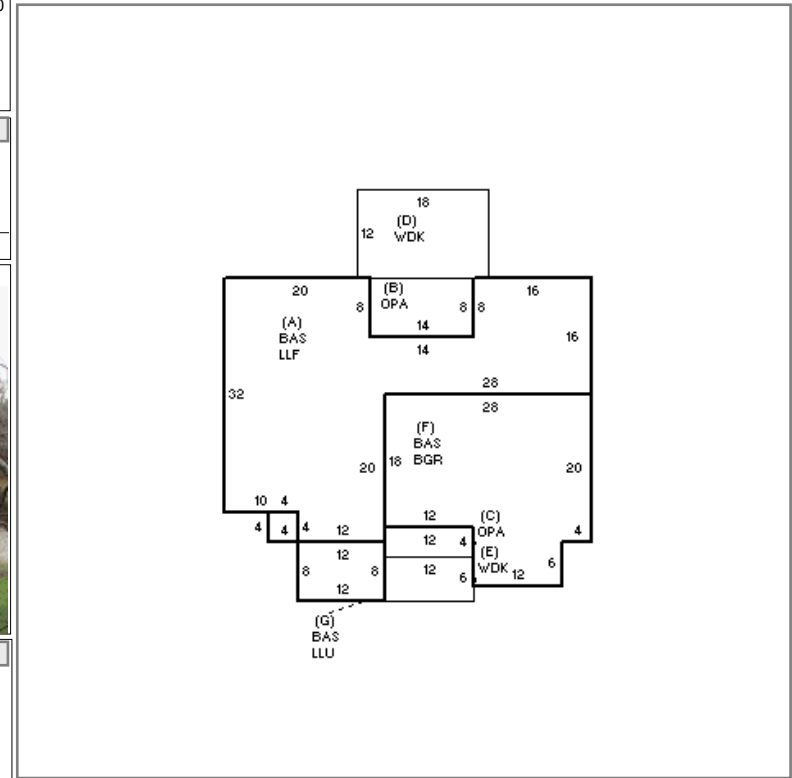
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R09	2.00		558,160
300	A	0.205	15	1.00	1	1.00	1	1.00	R09	2.00		11,280

TOTAL	42,689 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	569,400	396,100			
Inf1	NO ADJ		BUILDING	920,000	761,500			
Inf2	NO ADJ		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	1,490,100	1,158,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 20*20		400	2.30	700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/27/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,194,775
NET AREA	2,896	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,088	1986	274.44	298,587	CONDITION ELEM	CD
\$NLA(RCN)	\$413	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,808	1986	407.48	736,730		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	160	103.46	16,554		
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	288	75.52	21,751				
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	F	BGR	N	SF BSMT GARAGE	608	124.00	75,391				
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	G	LLU	N	LOWER LEVEL UNF	112	217.29	24,336				
BATHROOMS	3	1.00	HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	F11	O	FPL 1S 1OP	1	15,125.40	15,125					
FIXTURES	9	\$6,300	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1	0.00						
UNITS	0	1.00															
																EFF.YR/AGE	1999 / 23
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$920,000