

Key: 3427

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.557

LEGAL

CURRENT OWNER										PARCEL ID			LOCATION		
IRA S BERNSTEIN 2019 REV TRUST TRS: IRA S BERNSTEIN 53 CARVILLE AVE LEXINGTON, MA 02421										58-40-0			18 QUANSET RD		
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)		
IRA S BERNSTEIN 2019 REV										03/14/2019	F	10	(218830)		
BERNSTEIN IRA										03/16/2017	QS	835,000	(212314)		
DUCHARME HELENE C										03/05/1987	QS	350,000	(110131)		


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	%
21-375X	10/19/2021	4	REHAB	8,900	11/24/2021	LG	100	100
17-220X	08/10/2017	90	BP NVC	1,500	07/24/2018	JN	100	100
17-083	03/27/2017	90	BP NVC	12,330	01/23/2018	LG	100	100
85-135	10/11/1985	1	SINGLE FAM R		12/31/1986	SW	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	720,200	1.00	1	1.00	R09	2.00	558,160
300	A	0.015 15 1.00	1	1.00	1	55,000	1.00	1	1.00	R09	2.00	830

DETACHED

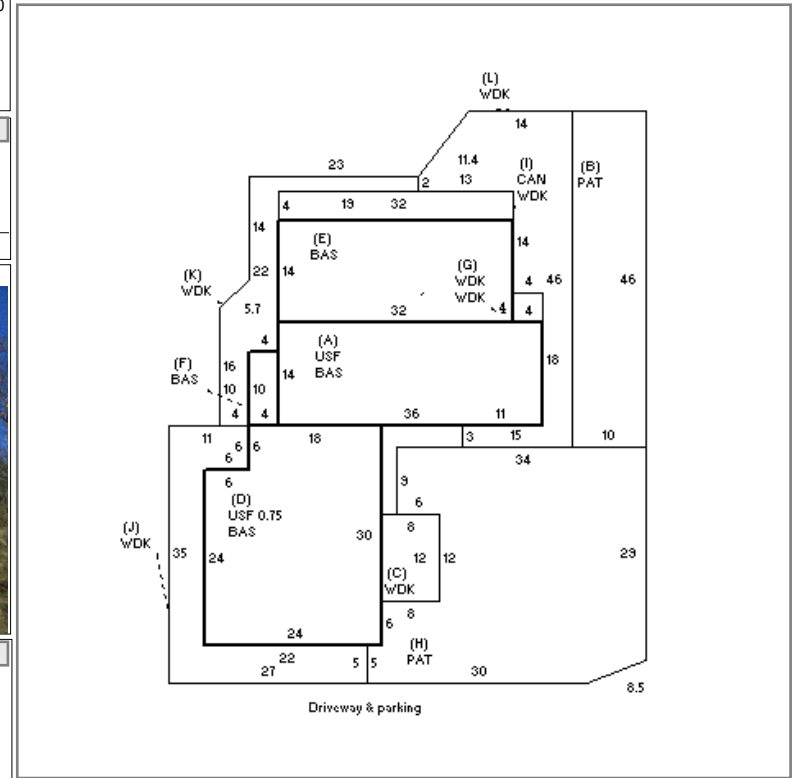
TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 VW DECR PER FIELD REV= SAME AS 58-39.	LAND	559,000	388,800			
Inf1	NO ADJ		BUILDING	865,800	707,400			
Inf2	NO ADJ		DETACHED	400	300			
			OTHER	0	0			
TOTAL				1,425,200	1,096,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/24/2019
SHF	G	1.18 A	0.75 4*6		24	20.26	400		

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/4/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,693	DETAIL ADJ	1.005	FOUNDATION			1.00
\$NLA(RCN)	\$459	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	8	HEAT PUMP	1.04
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,236,812
+	BAS	L	BAS AREA	1,228	1986	446.93	548,824	CONDITION ELEM	CD
+	USF	L	UP-STRY FIN	1,017	1986	353.23	359,238		
+	PAT	N	PATIO	1,496		20.00	29,916		
+	WDK	N	ATT WOOD DECK	1,212		68.68	83,236		
E	BAS	L	BAS AREA	448	1986	446.92	200,222		
I	CAN	N	CANOPY	128		70.90	9,075		
	ODS	O	OUT DOOR SHOWER	1		0.00			



BUILDING

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NET AREA	2,693	DETAIL ADJ	1.005	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,228	1986	446.93	548,824	CONDITION ELEM	CD
\$NLA(RCN)	\$459	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,017	1986	353.23	359,238		
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	PAT	N	PATIO	1,496		20.00	29,916		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,212		68.68	83,236		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	448	1986	446.92	200,222		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	I	CAN	N	CANOPY	128		70.90	9,075		
BATHROOMS	3	1.00		HEATING/COOLING	8	HEAT PUMP	1.04		ODS	O	OUT DOOR SHOWER	1		0.00			
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															

EFF. YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$865,800