

Key: 3438

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.570

LEGALS

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|--|--|--|--|------------|--|----|--|---------------|--|--------------|--|
| BENSKY MARK & ARNETTE GREG & HUTTON JOHN A JR PO BOX 877 TRURO, MA 02666-0877 | | | | | | | | | | 58-51-0 | | | | 14 QUANSET RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | |
| BENSKY MARK & ARNETTE GRE | | | | | | | | | | 02/05/2002 | | 99 | | (164222) | | | |
| BENSKY MARK & WLADAR JOHN & SHIRLEY | | | | | | | | | | 01/08/1999 | | QS | | 155,000 | | (151627) | |
| | | | | | | | | | | 11/12/1992 | | QS | | 103,000 | | (128369) | |

| 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 % |
| FY2018 01-220 | 12/14/2001 | 35 | RES EXEMPT SINGLE FAM R | 495,850 | 10/01/2017 11/02/2005 | LVM | 0 100 |

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 | 720,200 | 1.00 | 1 | 1.00 | R09 | 2.00 | 558,160 |
| 300 | A | 0.295 | 15 | 1.00 | 1 | 55,000 | 1.00 | 1 | 1.00 | R09 | 2.00 | 16,230 |

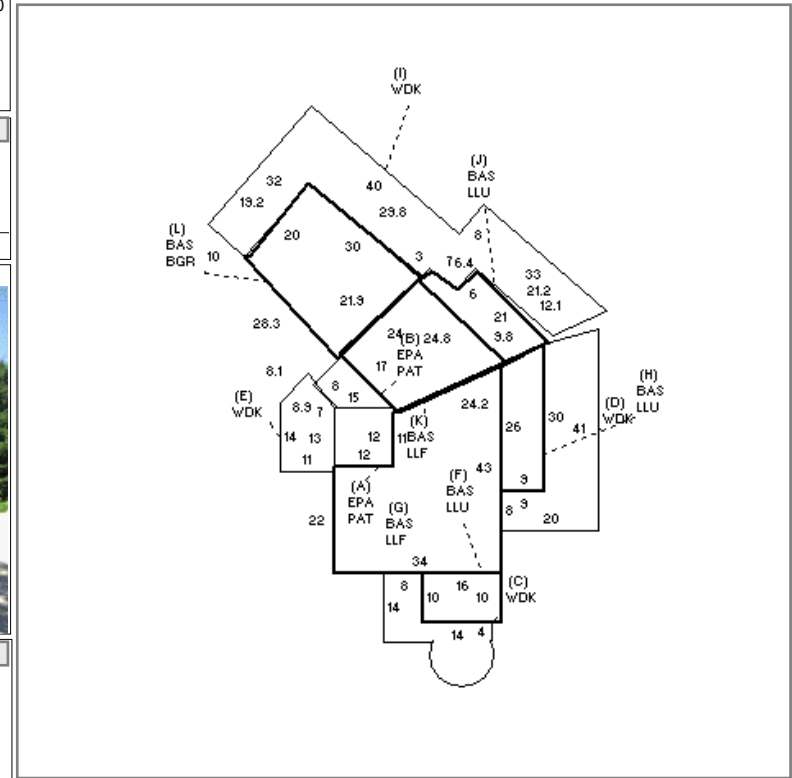
| | | | | | | | | |
|-------|-------------|--------|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 1.070 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SOUTH TRURO | NOTE | LAND | 574,400 | 399,500 | | | |
| Inf1 | NO ADJ | | BUILDING | 1,700,300 | 1,460,200 | | | |
| Inf2 | NO ADJ | | DETACHED | 2,000 | 2,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 2,276,700 | 1,861,700 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------|----|-------|-----------|-------|------------|
| HTB | A | 1.00 | A 0.75 | | 1 | 2,730.40 | 2,000 | 06/14/2022 |



| BLDG COMMENTS | | |
|------------------------------|--|--|
| LLF=BR, FULL BATH & GALLERY. | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/14/2022 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/14/2022 | LG |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/6/2021 | MR |
| QUALITY | V | 1.55 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 2002 | SIZE ADJ | 0.965 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 2,125,342 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|-----------|-----------|-----------|
| NET AREA | 4,374 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | PAT | N | PATIO | 232 | | 24.26 | 5,629 | | |
| \$NLA(RCN) | \$486 | OVERALL | 1.030 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | EPA | N | ENCL PORCH | 232 | | 192.32 | 44,618 | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | + | WDK | N | ATT WOOD DECK | 2,014 | | 69.44 | 139,859 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | LLU | N | LOWER LEVEL UNF | 619 | | 235.32 | 145,666 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | BAS | L | BAS AREA | 2,811 | 2002 | 431.27 | 1,212,299 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | LLF | L | LOWER LEVEL FIN | 1,563 | 2002 | 296.88 | 464,020 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | L | BGR | N | SF BSMT GARAGE | 629 | | 136.82 | 86,061 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 16,689.60 | 16,690 | | | |
| | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | | | | |

| | | |
|----------------|-------------|---------|
| CONDITION ELEM | CD | |
| EFF.YR/AGE | 2002 / 20 | |
| COND | 20 | 20 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | \$1,700,300 | |