

Key: 3457

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.590

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
ABRAMS DAVID & AMY L 20 LOWELL LN BROOKLINE, MA 02445		58-70-0		4 DUNE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ABRAMS DAVID & AMY L		03/21/1997	T	527,000	(143880)
PREISS, EILEEN		06/29/1990	E		(120893)

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 %
08-248	12/22/2008	4	REHAB	650,000	06/02/2010	JH	100 100
08-163	09/04/2008	10	ALL OTHERS	35,000	04/16/2009	JH	100 100
07-278	11/30/2007	10	ALL OTHERS	64,000	04/16/2009	JH	100 100
86-120	07/09/1986	10	ALL OTHERS	9,000			100 100
85-112	08/23/1985	10	ALL OTHERS	2,500			100 100

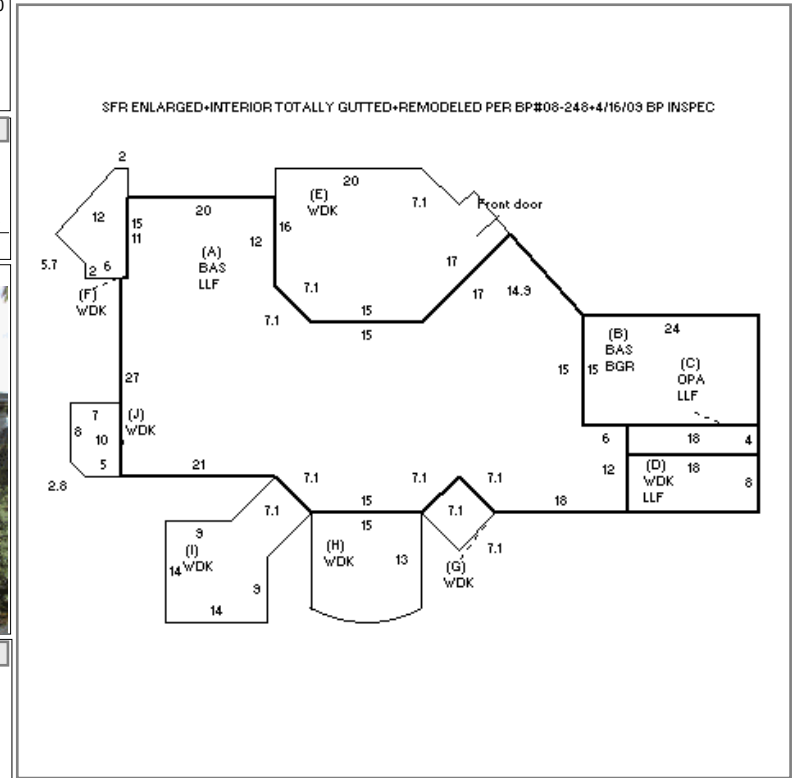
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.345	15	1.00	1	99,000	1.00	1	1.00	V16	3.60	34,160

TOTAL	1.120 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY09=CHGD EPA TO GZB (=DET) +CHGD VW PER	LAND		1,038,800	1,038,800	903,200
Inf1	NO ADJ	O	6/08 BP INSPEC. WDK@249=AROUND GZB.	BUILDING		1,309,400	1,309,400	1,126,200
Inf2	NO ADJ	T		DETACHED		30,000	30,000	28,600
		E		OTHER		0	0	0
				TOTAL		2,378,200	2,378,200	2,058,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	V	1.50	E 1.00	6 SIDES AT 1	1983	260	32.59 8,500
WDK	V	1.50	E 1.00	6 SIDES AT 1	1983	249	16.50 4,100
WDK	V	1.50	E 1.00	11*13	2009	143	16.50 2,400
WDK	V	1.50	E 1.00	24*35	2009	840	16.50 13,900
WDK	V	1.50	A 0.75	ODS 6*12		72	16.50 900
PTD	A	1.00	A 0.75	IRREG 12*12		144	2.30 200



BUILDING	CD	ADJ	DESC	MEASURE	10/30/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/2/2010	REF
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,702	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$398	OVERALL	1.040	EXT. COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	ADJ	1.00	ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	0		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	2,279	1980	280.32	638,838
+	BAS	L	BAS AREA	2,423	1980	433.20	1,049,644
B	BGR	N	SF BSMT GARAGE	360		147.46	53,085
C	OPA	N	OPEN PORCH	72		156.92	11,298
+	WDK	N	ATT WOOD DECK	1,356		69.75	94,588
F11	O		FPL 1S 1OP	1		16,764.30	16,764
ODS	O		OUT DOOR SHOWER			0.00	

TOTAL RCN	1,870,517
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,309,400

DETAILED

BUILDING