

Key: 3490

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.628

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
ST JEAN LEON WILLIAM & C/O FORD DANIEL III & AMY PO BOX 1145 TRURO, MA 02666		59-36-0	17 QUANSET RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		FORD DANIEL III & AMY ST JEAN LEON WILLIAM & ST JEAN JEAN & RUSSO SHAR		02/27/2023 06/06/2012 04/06/2007	QS A 99	1,050,000	(232337) (197288) (182772+)

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 %
23-222	05/31/2023	4	REHAB	5,300			0 0
07-188	09/07/2007	10	ALL OTHERS	7,500	06/05/2008	JH	100 100
86-088	05/23/1986	1	SINGLE FAM R		12/31/1987		100 100

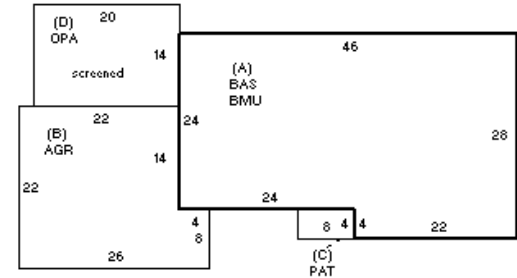
LAND

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	720,200	1.00	1	1.00	R09 2.00	558,160
300	A	0.145 15 1.00	1	1.00	1	1.00	55,000	1.00	1	1.00	R09 2.00	7,980

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	566,100	393,800
Inf1	NO ADJ		BUILDING	385,500	359,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	951,600	753,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/30/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/21/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1986	SIZE ADJ	1.040
NET AREA	1,192	DETAIL ADJ	1.000
\$NLA(RCN)	\$469	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		1.5	1.00
FIXTURES		5	\$3,500
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		73.20	87,249
A	BAS	L	BAS AREA	1,192	1986	322.22	384,091
B	AGR	N	ATTACHED GARAGE	516		98.05	50,594
C	PAT	N	PATIO	32		26.92	861
D	OPA	N	OPEN PORCH	280		74.47	20,851
	F11	O	FPL 1S 1OP	1		11,491.60	11,492
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	558,638
CONDITION ELEM	CD
EFF.YR/AGE	1986 / 36
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$385,500