

Key: 3497

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.635

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COBB FARM HOMEOWNERS TRUST TRS: COOPER RICHARD A ET AL C/O GAIL PISAPIO 100 GRETEHEN LANE HOLLISTON, MA 01746				59-43-0				12 QUANSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COBB FARM HOMEOWNERS TRUS				10/15/1986	99			(108411)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC IMP				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
300	A	0.780	15	1.00	RW3	0.75	1	1.00				32,180
350	A	0.150	15	1.00	1	1.00	1	1.00	TWP	1.00		1,040


DETACHED

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	ASSOC. TENNIS COURT			LAND	33,200	23,300
Infl1	RIGHT OF WAY		BUILDING	0	0			
Infl2	NO ADJ		DETACHED	18,900	18,000			
			OTHER	0	0			
			TOTAL	52,100	41,300			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	G 0.90 7200 SF		1	21,024.30	18,900

PHOTO 08/05/2010



BUILDING	CD	ADJ	DESC	MEASURE	2/1/2021	LG
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	0	1.00	[100%]			
QUALITY	1.00	[100%]				
FRAME	1.00	[100%]				

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00								
\$NLA(RCN)	\$0	OVERALL	1.000	EXT. COVER	0		1.00								
CAPACITY				ROOF SHAPE	0		1.00								
STORIES(FAR)	0		1.00	ROOF COVER	0		1.00								
ROOMS	0		1.00	FLOOR COVER	0		1.00								
BEDROOMS	0		1.00	INT. FINISH	0		1.00								
BATHROOMS	0		1.00	HEATING/COOLING	0		1.00								
FIXTURES	0		1.00	FUEL SOURCE	0		1.00								
UNITS	0		1.00												

TOTAL RCN	0
CONDITION ELEM	CD
EFF.YR/AGE	0 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0