

Key: 3502

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.641

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
ZANGER REAL ESTATE NOM TRUST				59-49-0				109 OLD COUNTY RD					
TRS: ZANGER ABBY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
207 GROVE STREET				ZANGER REAL ESTATE NOM TR				12/03/1990	N		(122068+)		
CAMBRIDGE, MA 02138													

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	%	

LAND

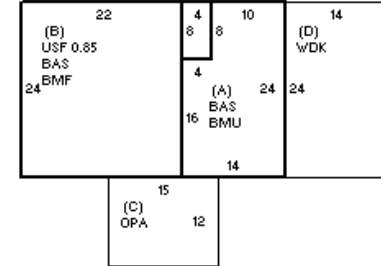
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00	RW6	0.95 1 1.00		940,761	1.00 1	1.00	V10	2.75		729,090
300	A	0.575 15 1.00		1 1.00 1 1.00		75,625	1.00 1	1.00	V10	2.75		43,480

TOTAL	1.350 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	RW=ACCESS TO 59-105 PER EASEMENT ON PLAN PASSES RIGHT IN FRONT OF SFR.			LAND	772,600	610,700
Inf1	RIGHT OF WAY		LAND	412,500	340,300			
Inf2	NO ADJ		DETACHED	16,500	15,700			
			OTHER	0	0			
			TOTAL	1,201,600	966,700			

(E)
BAS
BMF

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPC	A	1.00 A	0.75 IRREG		512	42.88	16,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/5/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

9/9/19 Pool area padlocked - no measure.

YEAR BLT	1970	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	634,554		
NET AREA	1,313	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	304		101.60	30,887	CONDITION ELEM	CD		
\$NLA(RCN)	\$483	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	864	1970	377.79	326,409				
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	560		177.69	99,508				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	449	1970	297.36	133,513				
				FLOOR COVER	6	OTHER	1.00	C	OPA	N	OPEN PORCH	180		92.16	16,589				
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	336		63.54	21,349				
				HEATING/COOLING	5	ELECTRIC	0.95		ODS	O	OUT DOOR SHOWER			0.00					
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1976 / 46
																		COND	35 35 %
																		FUNC	0
																		ECON	0
																		DEPR	35 % GD 65
																		RCNLD	\$412,500