

Key: 3552

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.694

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LINKER FAMILY LLC PO BOX 1058 TRURO, MA 02666-1058		59-100-0		10 QUANSET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LINKER FAMILY LLC		08/05/2002	QS	587,500	(166150)
MICHAEL FAMILY FUNDING TR		05/18/1994	99		(133827)
HAYNES, MICHAEL & CATHERI		06/26/1990	QS	90,000	(120861)


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 %
11-054	03/29/2011	90	BP NVC	3,500	02/29/2012	FC	100 100
97-029	03/01/1997	10	ALL OTHERS	20,000	01/22/1998		100 100
91-040	05/13/1991	1	SINGLE FAM R	100,000	07/28/1992		100 100

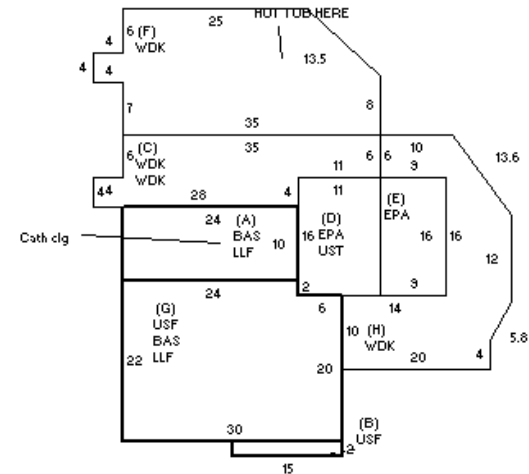
LAND

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	T8	0.80 1 1.00	576,160	1.00 1 1.00	R09	2.00				446,520
300	A	0.115 15 1.00	1 1.00 1 1.00	55,000	1.00 1 1.00	R09	2.00					6,330

DETACHED

TOTAL	38,769 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	452,900	315,000
Inf1	TOPOGRAPHY		BUILDING	662,900	538,200			
Inf2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	1,117,800	855,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/24/2019
HTB	A	1.00 A	0.75		1	2,730.40	2,000		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/24/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/5/2010	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY21 Chngd Sect.D from BBS to UST.

YEAR BLT	1991	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	947,056
NET AREA	2,454	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	888	1991	252.25	223,996		
\$NLA(RCN)	\$386	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	240	1991	382.33	91,759		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	678	1991	297.89	201,970		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,629		56.73	92,421		
				FLOOR COVER	1	HARDWOOD	1.00	D	UST	N	UTILITY STORAGE	176		136.44	24,013		
				INT. FINISH	2	DRYWALL	1.00	+	EPA	N	ENCL PORCH	320		148.39	47,485		
				HEATING/COOLING	1	FORCED AIR	1.00	G	BAS	L	BAS AREA	648	1991	382.33	247,750		
				FUEL SOURCE	1	OIL	1.00	GFP	O	O	GAS FIREPLACE	1		11,363.30	11,363		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD
EFF.YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$662,900