

Key: 3557

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.699

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
ZANGER REAL EST. NOMINEE TRUST				59-105-0				111 OLD COUNTY RD					
TRS: ZANGER ABBY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
207 GROVE STREET				ZANGER REAL EST. NOMINEE				12/03/1990	99		(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	%
93-011	02/05/1993	1	SINGLE FAM R	135,000	05/09/1994		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	990,275	1.00	1	1.00	V10	2.75	767,460
300	A	3.805	15	1.00	T9	0.81	1	1.00	61,256	1.00	1	1.00	V10	2.75	233,080
400	F	150	15	1.00	T7	0.75	1	1.00	536	1.00	1	1.00	V10	2.75	80,440

TOTAL	4.580 Acres	ZONING	RES	FRNT	472	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N TOPO=EXCESS LAND+FRNTG BOTH HAVE STEEP GRADE THROUGHOUT. ADD'L 414' FRONTAGE ON RYDER BEACH RD.				LAND	1,081,000	855,500
Inf1	NO ADJ					BUILDING	475,000	408,900
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,556,000	1,264,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	11/6/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1993	SIZE ADJ	1.010
NET AREA	1,908	DETAIL ADJ	1.000
\$NLA(RCN)	\$351	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		0	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$6,300
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	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	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	972	1993	306.79	298,204
B	BMU	N	BSMT UNFINISHED	936		72.82	68,161
B	USF	L	UP-STRY FIN	936	1993	236.60	221,456
B	ATU	N	UNFIN ATTIC	468		81.69	38,232
+	WDK	N	ATT WOOD DECK	804		45.53	36,602
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	668,954	
CONDITION ELEM	CD	
EFF.YR/AGE	1993 / 29	
COND	29 29 %	
FUNC	0	
ECON	0	
DEPR	29 % GD	71
RCNLD	\$475,000	

