

Key: **5563**

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.883

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DELBANCO THOMAS L & JILL B 94 HAMMOND ST CAMBRIDGE, MA 02138				42-297-0				7 QUAIL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELBANCO THOMAS L & JILL				01/15/2003	99		(167944+)				
M M B TRUST				10/17/2000	G	250,000	(159415+)				
DUARTE DAVID M				01/08/1981	A		(84226)				

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	%
01-168	10/03/2001	1	SINGLE FAM R	500,000	07/24/2003	BT	100	100

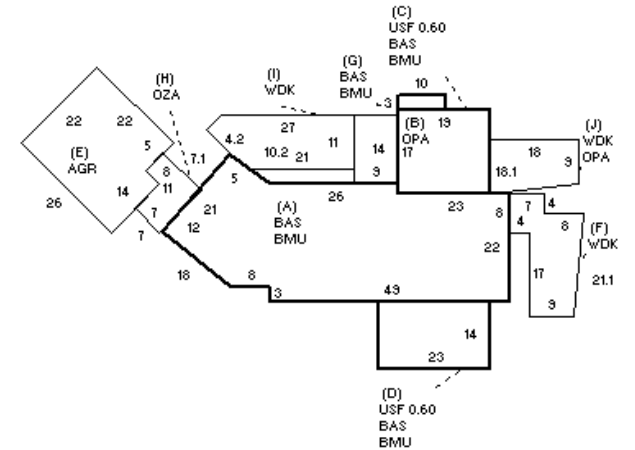
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,607,847	1.00	T12	0.95	V17	4.70	1,246,080
300	A	1.225	11	1.00	1	129,250	1.00	1	1.00	V17	4.70	158,330

DETACHED

TOTAL	2.000 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	FY2002 NEW LOT/REDIV (BENEFITS FROM VW ESMNT OVER 42-233 + 294).			LAND	1,404,400	1,221,000
Inf1	NO ADJ		BUILDING	1,332,400	1,160,100			
Inf2	NO ADJ		DETACHED	2,500	2,000			
						OTHER	0	0
						TOTAL	2,739,300	2,383,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75 6X6	2002	1	2,730.40	2,000
WDK	G	1.18	G 0.90 ODS AT GAR 6		42	12.98	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/7/2013	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LAND

YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,665,451
NET AREA	2,576	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,189		101.02	221,125	CONDITION ELEM	CD
\$NLA(RCN)	\$647	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,189	2002	495.73	1,085,143		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH		114.96	35,179		
STORIES(FAR)	1.6	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	387	2002	416.66	161,249			
ROOMS	0	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATTACHED GARAGE	540		160.27	86,547			
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	726		78.16	56,743			
BATHROOMS	3.5	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OZA	N	OPEN BRZWAY	104		92.93	9,665			
FIXTURES	14	\$9,800	FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	0	1.00															

EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,332,400