

Key: 5905

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.010

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LEIBHOLZ DANIEL & FLOYD SHANNON 191 VALENTINE ST NEWTON, MA 02465		40-155-0		2 FAIR WINDS PASSAGE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEIBHOLZ DANIEL & REIL RONALD L		10/29/2021	QS	1,300,000	34618-48
ATLANTIC HIGHLANDS LLC		09/13/2007	A	800,000	22332-263
		04/30/2004	G	1,300,558	18533-79+

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 %
MLS 06-052	03/21/2006	3	REPAIR/REMOD		04/19/2022	JN	100 100
	04/30/2004	50	SINGLE FAM R SPLIT SUB	225,000	05/15/2008	JH	100 100


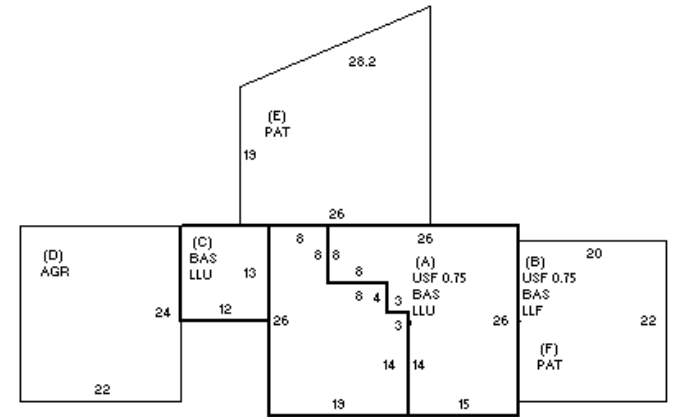
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 12	1.00 1	1.00 1	1.00	468,130	1.00 1	1.00 R07	1.30			362,800
300	A	0.158 12	1.00 1	1.00 1	1.00	35,750	1.00 1	1.00 R07	1.30			5,650

DETACHED

TOTAL	40,642 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 10/29/2021 SF chng per Deed 34618-48. NEW PCL FY06 PER 2004 SUBDIV.				LAND	368,500	320,400
Inf1	NO ADJ		BUILDING	1,043,800	862,000			
Inf2	NO ADJ		DETACHED	0	0			
						OTHER	0	0
						TOTAL	1,412,300	1,182,400

PHOTO 09/26/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2014	FC
MODEL	1		RESIDENTIAL	LIST	6/4/2014	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.34	GOOD [93%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
AUG 2021 MLS: LLF=2 BR +FULL BATH, TOP FLOOR
2 BR W/2 FULL BATHS. MAY 2007 LIST: LLF=1
BR+FULL BATH

INDING

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,122,410		
NET AREA	2,193	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	550		234.95	129,221	CONDITION ELEM CD			
\$NLA(RCN)	\$512	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	884	2006	458.57	405,379				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	663	2006	357.30	236,887				
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	LLF	L	LOWER LEVEL FIN	490	2006	314.19	153,953				
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	156	2006	458.58	71,538				
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00	D	AGR	N	ATTACHED GARAGE	528		139.54	73,677				
BATHROOMS	3.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	+	PAT	N	PATIO	1,077		19.82	21,341				
FIXTURES	11	\$7,700		FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		22,714.60	22,715				
UNITS	0	1.00																EFF.YR/AGE	2015 / 7
																COND	07 07 %		
																FUNC	0		
																ECON	0		
																DEPR	7 % GD 93		
																RCNLD	\$1,043,800		