

Key: 5908

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.013

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION								
8 FAIR WINDS PASSAGE REALTY TR TRS: MCCLANAHAN PAUL & ELENA PO BOX 131 TRURO, MA 02666-0131		40-158-0		8 FAIR WINDS PASSAGE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
8 FAIR WINDS PASSAGE REAL		07/13/2016	F	100	29791-152							
MCCLANAHAN PAUL W & ELENA		03/16/2005	QS	430,000	19623-54							
ATLANTIC HIGHLANDS LLC		04/30/2004	G	1,300,558	18533-79+							
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	576,160	1.00	1	1.00	R08	1.60	446,520
300	A	0.175 12 1.00	1	1.00	1	44,000	1.00	1	1.00	R08	1.60	7,700

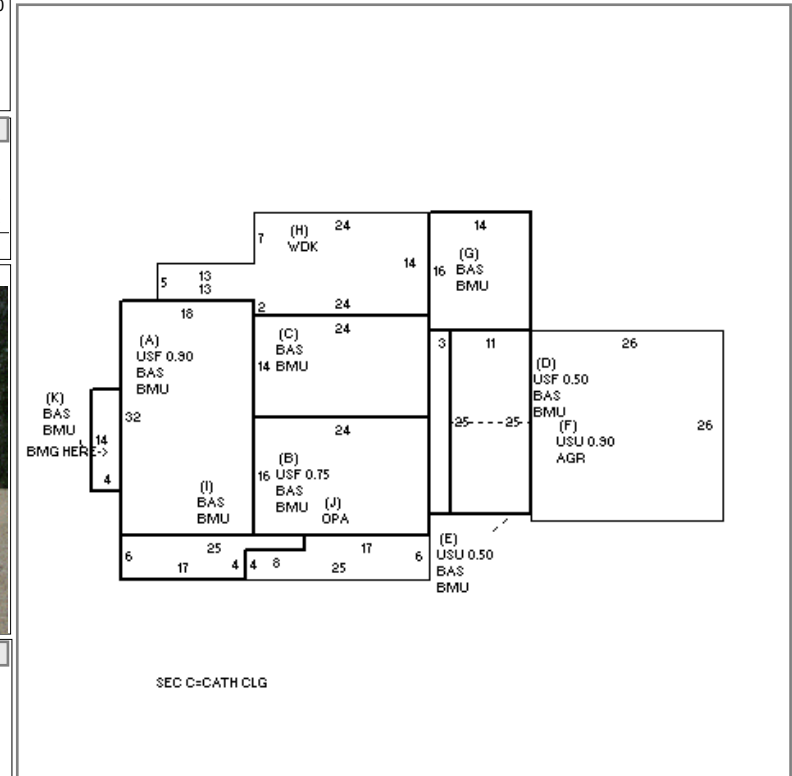
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17-333X	12/14/2017	90	BP NVC	2,300	07/26/2018	JN	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
07-101	05/15/2007	1	SINGLE FAM R	580,000	05/01/2009	JH	100 100
	04/30/2004	50	SPLIT SUB				100 100

TOTAL	41,382 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE NEW PCL FY06 PER 2004 SUBDIV.				LAND	454,200	394,900
Inf1	NO ADJ		BUILDING	1,419,200	1,173,100			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,873,400	1,568,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/8/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,669,669
NET AREA	2,888	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,044		87.54	178,927		
\$NLA(RCN)	\$578	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,708	2007	429.58	733,724		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	844	2007	352.00	297,084		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	336	2007	429.58	144,338		
				FLOOR COVER	1	HARDWOOD	1.00	+	USU	N	UPPER STORY UNF	746		199.85	149,087		
				INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATTACHED GARAGE	676		132.71	89,715		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	WDK	N	ATT WOOD DECK	401		72.25	28,971		
				FUEL SOURCE	1	OIL	1.00	J	OPA	N	OPEN PORCH	134		117.20	15,705		
									BMG	O	BSMT GARAGE	1		10,851.90	10,852		
									GFP	O	GAS FIREPLACE	1		13,565.60	13,566		
									ODS	O	OUT DOOR SHOWER			0.00			
																EFF. YR/AGE	2007 / 15
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$1,419,200