

Key: 5911

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.016

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TIGHE KEVIN 54 ELM STREET FRANKLIN, MA 03038		40-161-0		7 FAIR WINDS PASSAGE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TIGHE KEVIN		07/10/2020	QS	682,500	33058-322
7 FAIRWINDS PASSAGE LLC		12/15/2017	P	262,500	30964-240
TERRY LEE HOCHMUTH REV TR		04/24/2015	F		28820-277

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 %
18-050	02/13/2018	1	SINGLE FAM R	300,000	11/26/2019	LG	100 100
	04/30/2004	50	SPLIT SUB				100 100

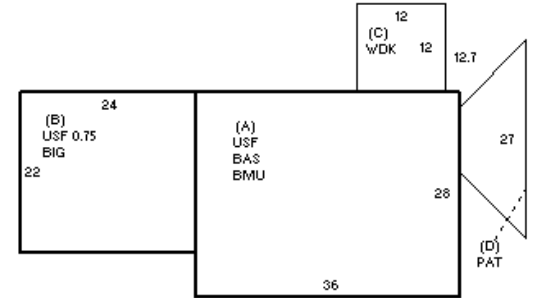
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	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
300	A	0.145 12 1.00	1	1.00	1	1.00	35,750	1.00	1	1.00	R07	1.30

TOTAL	40,094 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	368,000	320,000
Infl1	NO ADJ		BUILDING	795,600	682,300			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,163,600	1,002,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	2/26/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Interior data estimated pending Assess. access.

YEAR BLT	2018	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	828,716		
NET AREA	2,412	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		75.52	76,125	CONDITION ELEM	CD		
\$NLA(RCN)	\$344	OVERALL	1.100	EXT. COVER	4	VINYL	1.00	A	BAS	L	BAS AREA	1,008	2018	332.46	335,121				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,404	2018	245.82	345,130				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	528		82.84	43,741				
				FLOOR COVER	5	VINYL	1.00	C	WDK	N	ATT WOOD DECK	144		65.78	9,472				
				INT. FINISH	2	DRYWALL	1.00	D	PAT	N	PATIO	162		18.19	2,948				
				HEATING/COOLING	1	FORCED AIR	1.00		GFP	O	GAS FIREPLACE	1		9,881.10	9,881				
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2018 / 4
STORIES(FAR)		2	1.00															COND	04 04%
ROOMS		6	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		3	1.00															DEPR	4 % GD 96
FIXTURES		9	\$6,300															RCNLD	\$795,600
UNITS		0	1.00																