

Key: 594

Town of TRURO - Fiscal Year 2024


9/27/2023 7:11 pm SEQ #: 512

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CURRENT OWNER										PARCEL ID				LOCATION			
ROYTBERG ALINA & GLAZMAN LEV 1140 BEACON ST, APT 303 BROOKLINE, MA 02446										23-1-0				5 KNOWLES HGTS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
ROYTBERG ALINA & GLAZMAN										08/30/2019	QS	3,875,000	(220427)				
KNOWLES HEIGHTS LLC										03/06/2015	QS	3,325,000	(205692)				
TRURO SHORES LLC										08/28/2013	P	1,700,000	(201294)				
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	11	1.00	1	1.00	1	1.00	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540		
300	A	0.377	11	1.00	1	1.00	1	1.00	192,500	1.00	1	1.00	WF2	7.00	72,570		
350	A	0.210	11	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00	1,450		

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TOTAL	1.362 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY15 3-LOT SUBDIV APPROVED BY PLANNING BD			LAND	2,027,600	1,762,900
Infl1	NO ADJ	O	2/5/13=FY15 SUBDIV (CLASS 301 TO 130+101).			BUILDING	2,858,600	2,451,300
Infl2	NO ADJ	T	POOLHOUSE HAS CHANGING RM, SINK, HALF BATH,			DETACHED	42,600	40,600
		E	FRIDGE, DISHWASHER, & SINK.			OTHER	255,800	219,600
						TOTAL	5,184,600	4,474,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/23/2022
BCH	SV	1.00	SV 1.00	2014		0.00			
SPG	E	1.80	E 1.00	2014	576	61.85	35,600		
PLH	E	1.80	E 1.00	2014	225	31.32	7,000		

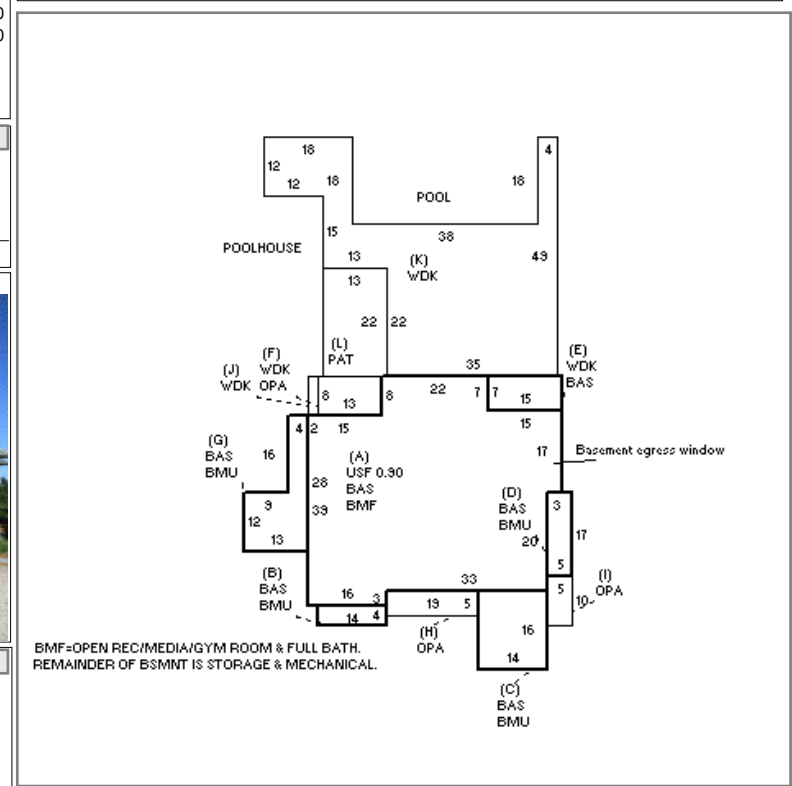
BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/7/2014	FC
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,587	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$685	OVERALL	1.360	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.9	ADJ	1.00	ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	5.5		1.00	HEATING/COOLING	11	HOT WAT.-CL AIR	1.05
FIXTURES	19	\$13,300		FUEL SOURCE	2	GAS	1.00
UNITS	1		1.00				



BLDG COMMENTS  
HEAT-A/C=HYDROAIR. FPL DESIGNED FOR BOTH GAS AND WOOD. Basement data estimated pending Assessor access.

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-127	05/20/2015	3	REPAIR/REMOD	125,000	09/23/2015	FC	100	100
14-109	05/29/2014	90	BP NVC	40,000	01/23/2015	FC	100	100
14-084	05/15/2014	70	POOL	34,000	01/23/2015	FC	100	100
14-061	04/22/2014	7	GARAGE	75,000	09/23/2015	FC	100	100
SS15-4	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,141,300
A	BMF	N	BSMT FINISH	2,051		206.19	422,897	CONDITION ELEM CD	
A	USF	L	UP-STRY FIN	1,846	2013	444.73	820,979		
+	BMU	N	BSMT UNFINISHED	585		165.31	96,708		
+	BAS	L	BAS AREA	2,741	2013	566.49	1,552,758		
+	OPA	N	OPEN PORCH	249		142.06	35,374		
+	WDK	N	ATT WOOD DECK	1,751		91.22	159,721		
L	PAT	N	PATIO	286		31.88	9,117		
F21	O		FPL 2S 10P	1		30,448.30	30,448		
GEN	O		GENERATOR	1		0.00			
ODS	O		OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE								2013 / 9	
COND								09 09%	
FUNC								0	
ECON								0	
DEPR								9 % GD 91	
RCNLD								\$2,858,600	

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9/27/2023 7:11 pm SEQ #: 513

LEGAL

LAND

DETACHED

BUILDING

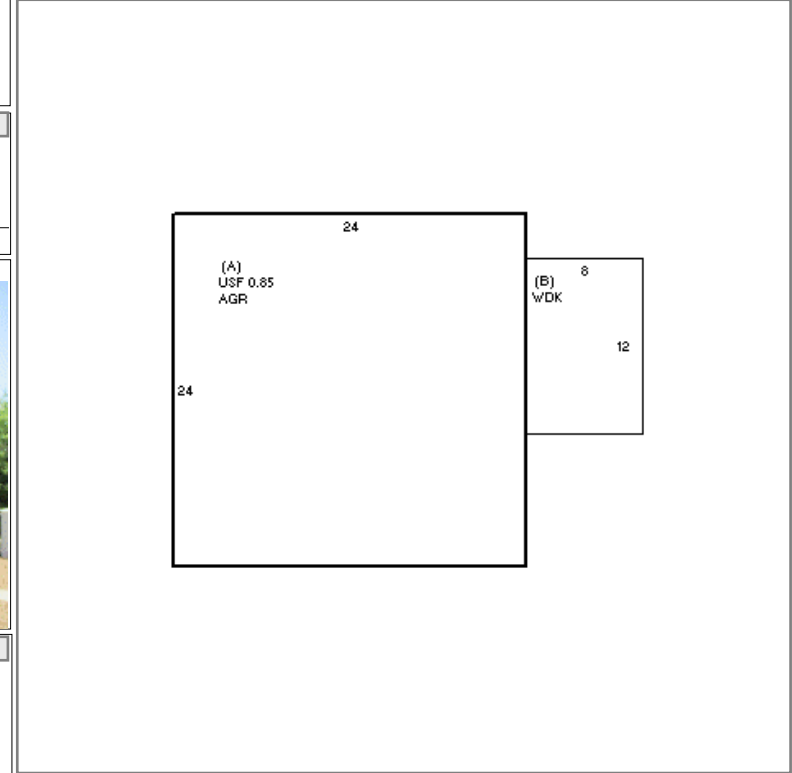
CURRENT OWNER				PARCEL ID				LOCATION			
ROYTBERG ALINA & GLAZMAN LEV 1140 BEACON ST, APT 303 BROOKLINE, MA 02446				23-1-0				5 KNOWLES HGTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	255,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	LG	BLDG COMMENTS HHVAC=1 MINI-SPLIT UNIT FOR HEAT & A/C. HAS SINK, FRIDGE, & MICROWAVE OVEN BUT NO STOVE/OVEN.
MODEL	1		RESIDENTIAL	LIST	1/23/2015	FC	
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW			
QUALITY	V	1.55	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	490	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	AGR	N	ATTACHED GARAGE	576		141.48	81,495
\$NLA(RCN)	\$568	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	490	2014	374.29	183,402
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	96		108.20	10,387
STORIES(FAR)		UNITS	1.85	ROOF COVER	2	WOOD SHINGLES	1.01								
ROOMS		ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00								
BEDROOMS			1.00	INT. FINISH	5	OTHER	1.00								
BATHROOMS			1.00	HEATING/COOLING	17	ELECTRIC W/AC	1.00								
FIXTURES			\$2,800	FUEL SOURCE	3	ELECTRIC	1.00								
UNITS			1.00												

TOTAL RCN	278,084	
CONDITION ELEM	CD	
EFF.YR/AGE	2014 / 8	
COND	08 08 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$255,800	