Key: **596**

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 514

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNEIL RAYMOND JOHN & **LANDERS JUDITH ANN** **15 NORTHWAY ST** **HOLLISTON, MA 01746**	**24-2-0**	**10 KNOWLES HGTS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNEIL RAYMOND JOHN &	07/05/2017	F	100	(213421)
LANDERS JUDITH ANN &	09/12/1986	99		(107934+)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

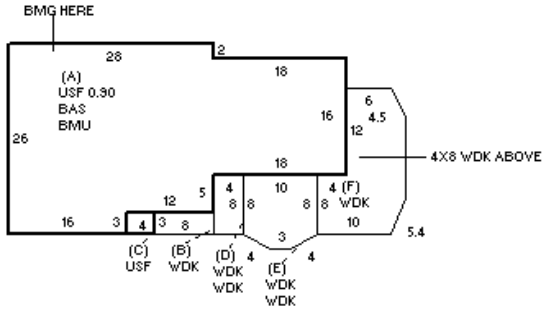
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-433X	12/04/2018	90	BP NVC	1,800	09/05/2019	LG	100	100
18-321X	09/20/2018	4	REHAB	48,627	09/05/2019	LG	100	100
05-057	05/03/2005	10	ALL OTHERS	27,000	06/12/2006	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	990,275	1.00	1	1.00	V12	2.75			767,460
300	A	0.005	11	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V12	2.75			380

TOTAL	33,977 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	767,800	643,400
BUILDING	461,500	391,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,229,300**	**1,035,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/23/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/23/2022	LG
LIST	10/21/2013	FC
REVIEW	11/15/2010	MR

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,874	DETAIL ADJ	1.000
$NLA(RCN)	$357	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	980		76.46	74,933
A	BAS	L	BAS AREA	980	1985	322.13	315,691
+	WDK	N	ATT WOOD DECK	457		50.99	23,302
+	USF	L	UP-STRY FIN	894	1985	248.43	222,094
	WDK	N	ATT WOOD DECK	32		92.43	2,958
	BMG	O	BSMT GARAGE	1		7,658.90	7,659
	F21	O	FPL 2S 1OP	1		15,956.30	15,956
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	668,893

CONDITION ELEM	CD

EFF.YR/AGE	1985 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$461,500