

Key: 597

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 515

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
SERAFINI LINDA A & WELSH CATHY E 86 HAMMOND ST ACTON, MA 01720-3225		24-3-0	12 KNOWLES HGTS RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		SERAFINI LINDA A & MANTO AURELLO D		05/11/2011	QS	729,000 (194229+)	
			02/26/1998	QS	145,000 (147578)		

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 %
15-196	08/11/2015	9	DECK	27,226	10/23/2015	FC	100 100
13-104	05/02/2013	9	DECK	64,412	08/15/2013	FC	100 100
11-152	08/18/2011	90	BP NVC	9,100	02/07/2012	FC	100 100
98-156	09/01/1998	9	DECK	3,800	01/01/1999		100 100
98-106	06/01/1998	1	SINGLE FAM R	159,700	01/01/1999		100 100

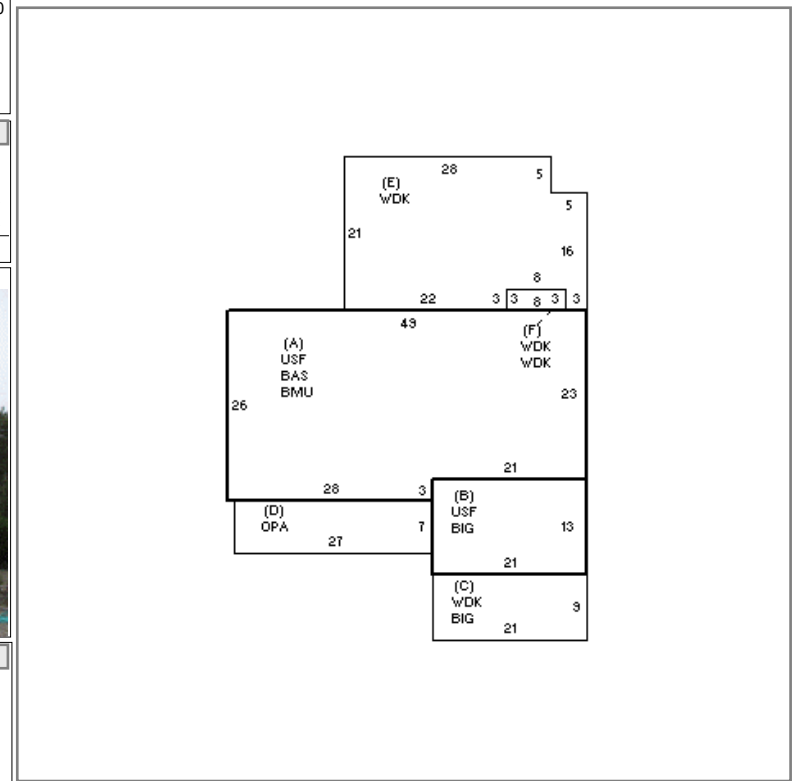
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	11	1.00	1	1.00	1	1.00	630,175	1.00	1	1.00	V7	1.75		488,390
300	A	0.035	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.00	V7	1.75		1,680

DETACHED

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE HTB ON CORNER OF REAR DECK.				LAND	490,100	426,100
Inf1	NO ADJ		BUILDING	837,200	688,800			
Inf2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	0	0			
			TOTAL	1,329,300	1,116,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75	2015	1	2,730.40	2,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/10/2011	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
10 x 20 ROOF DECK. Gas fplc?

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YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,101,628
NET AREA	2,695	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,211		81.65	98,877	CONDITION ELEM	CD
\$NLA(RCN)	\$409	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,211	1998	369.83	447,865		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,484	1998	276.16	409,818		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	BIG	N	BUILT-IN GARAGE	462		95.14	43,953		
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	189		91.11	17,220		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	881		55.42	48,828		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	WDK	N	ATT WOOD DECK	120			73.90	8,868		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1			18,500.30	18,500		
								ODS	O	OUT DOOR SHOWER	1			0.00			
				EFF.YR/AGE 1998 / 24													
				COND 24 24 %													
				FUNC 0													
				ECON 0													
				DEPR 24 % GD 76													
				RCNLD \$837,200													