

Key: 6026

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.067

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION	
FARBER MARK A & KATZ SHERRYL L		45-135-0		11 HARDINGS WAY	
99 WINCHESTER ST #5 BROOKLINE, MA 02446-2755		TRANSFER HISTORY		DOS	T SALE PRICE BK-PG (Cert)
		FARBER MARK A & NADEAU THOMAS J		10/16/2009 QS	883,050 24099-219
				02/12/2007 G	900,000 21771-276
		PERRY STEPHEN R &		01/15/1997 A	10569-200+

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 %
16-088	04/26/2016	10	ALL OTHERS	20,000	12/20/2016	LG	100 100
10-169	09/09/2010	6	SHED	5,100	05/06/2011	MR	100 100
10-172	09/09/2010	80	SOLAR TAXABL	61,558	05/06/2011	MR	100 100
10-116	06/09/2010	3	REPAIR/REMOD	4,000	05/06/2011	MR	100 100
10-007	01/29/2010	3	REPAIR/REMOD	12,000	05/06/2011	MR	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	828,230	1.00	1	1.00	V9	2.30	641,880
300	A	0.426	13	1.00	1	63,250	1.00	1	1.00	V9	2.30	26,940

TOTAL	1.201 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N	NEW PCL FY07 PER 2005 PEND LC PL. HAS VW			LAND	668,800	505,700
Infl1	NO ADJ		O	EASMT OVER 45-131 (BK 21771/276+PLAN 615-92)+			BUILDING	1,013,700	832,700
Infl2	NO ADJ		T	SUBJECT TO VW EASMT F/B/O 45-138 (SEE PLAN			DETACHED	1,400	1,300
			E	ATT TO BK 24099/219). FY09 REDIV=DECR ACREAGE.			OTHER	0	0
							TOTAL	1,683,900	1,339,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 8*12		96	16.47	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2023	LG
MODEL	1		RESIDENTIAL	LIST	5/28/2011	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,064	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,532		78.28	119,924
\$NLA(RCN)	\$389	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,532	2007	362.47	555,305
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,532	2007	273.37	418,800
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	392		62.18	24,374
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	85		109.19	9,281
				INT. FINISH	2	DRYWALL	1.00	F	EPA	N	ENCL PORCH	256		151.94	38,896
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		18,313.40	18,313	
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	1,192,593	
CONDITION ELEM	CD	
EFF.YR/AGE	2007 / 15	
COND	15	15%
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$1,013,700	

