

Key: 612

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 532

LEGALS

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| GARNET TRUST TR:KRAUSS CLIFFORD & WHITTAKER PO BOX 850 NO TRURO, MA 02652 | | | | | | | | | | 24-24-0 | | | | 4 WHALE WATCH DR | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GARNET TRUST | | | | | | | | | | 05/03/2022 | F | 1 | (229835) | | | | |
| KRAUSS CLIFFORD H | | | | | | | | | | 08/27/2014 | QS | 1,200,000 | (204271) | | | | |
| MCCARTHY MARY A & | | | | | | | | | | 03/19/2010 | QS | 950,000 | (190938) | | | | |


| 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 | % |
| 00-085 | 06/01/2000 | 1 | SINGLE FAM R | 450,000 | 02/05/2002 | BT | 100 | 100 |

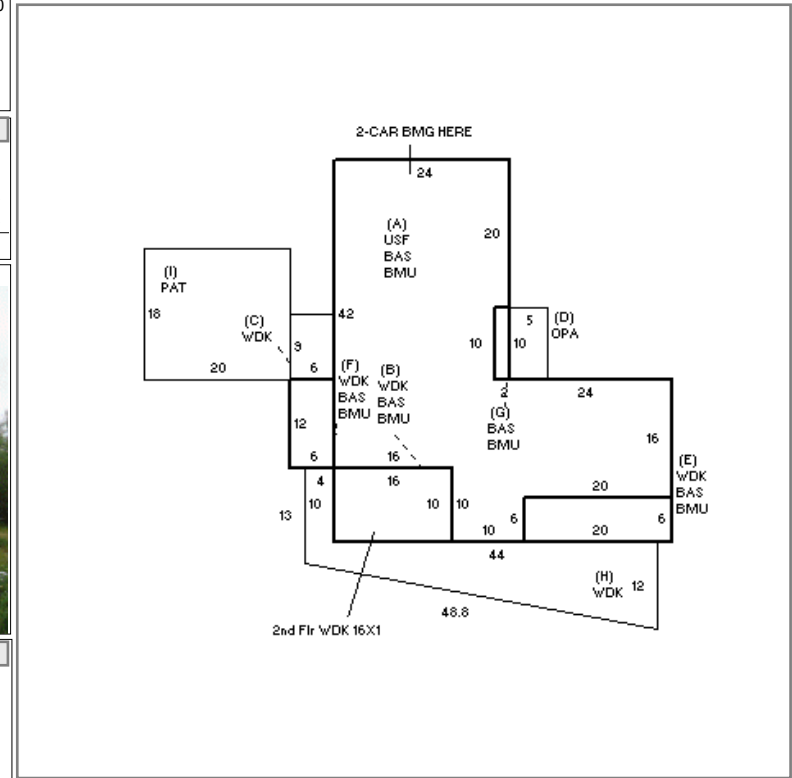
LAND

| 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 | V9 | 2.50 | | 697,690 |
| 300 | A | 0.385 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | V9 | 2.50 | | 26,470 |

DETACHED

| TOTAL | 1.160 Acres | | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|---|-----------|-----------|-----------|-----------|----------|
| Nbhd | NORTH TRURO | | N O T E | NO VIEW FROM 1ST FLR BUT NO ACCESS TO 2ND PER 6/16/15 MEAS. | | | LAND | 724,200 | 629,600 |
| Inf1 | NO ADJ | | | LAND | 1,216,400 | 1,006,900 | | | |
| Inf2 | NO ADJ | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | | 1,940,600 | 1,636,500 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 06/16/2015 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/16/2015 | FC |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/2/2015 | FC |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 3/5/2013 | BE |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | TOTAL RCN | 1,559,469 |
|---------------|----------------|-------------|
| | CONDITION ELEM | CD |
| | EFF.YR/AGE | 2000 / 22 |
| | COND | 22 22 % |
| | FUNC | 0 |
| | ECON | 0 |
| | DEPR | 22 % GD 78 |
| | RCNLD | \$1,216,400 |

| YEAR BLT | 2000 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 3,236 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,804 | | 91.08 | 164,311 |
| \$NLA(RCN) | \$482 | OVERALL | 1.130 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 1,804 | 2000 | 436.30 | 787,093 |
| | | | | ROOF SHAPE | 7 | OTHER | 1.00 | A | USF | L | UP-STRY FIN | 1,432 | 2000 | 335.77 | 480,819 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK | 806 | | 67.39 | 54,313 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | OPA | N | OPEN PORCH | 50 | | 169.08 | 8,454 |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | I | PAT | N | PATIO | 360 | | 22.24 | 8,006 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | WDK | N | ATT WOOD DECK | 16 | | 161.74 | 2,588 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 10,796.05 | 21,592 |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 22,493.60 | 22,494 |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | |