

Key: 613

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 533

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION							
FEIN-ZACHARY VALERIE J & FEIN-ZACHARY JACQUELINE A PO BOX 523 NO TRURO, MA 02652-0523							24-25-0				6 WHALE WATCH DR							
							TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
							FEIN-ZACHARY VALERIE J & PIRNIE MALCOLM & NICOLE T PAPETSAS THADD D & JULIE				12/14/2007 09/10/2004 01/05/2001	QS QS P	1,294,000 1,375,000 225,000	(184822) (174359) (160308)				
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	V9	2.50		697,690						
300	A	0.295	11	1.00	1	1.00	1	1.00	V9	2.50		20,280						

LAND

TOTAL	1.070 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE			LAND	718,000	624,300	
Infl1	NO ADJ				BUILDING	1,433,600	1,186,500	
Infl2	NO ADJ				DETACHED	0	0	
				OTHER	0	0		
				TOTAL	2,151,600	1,810,800		

DETACHED

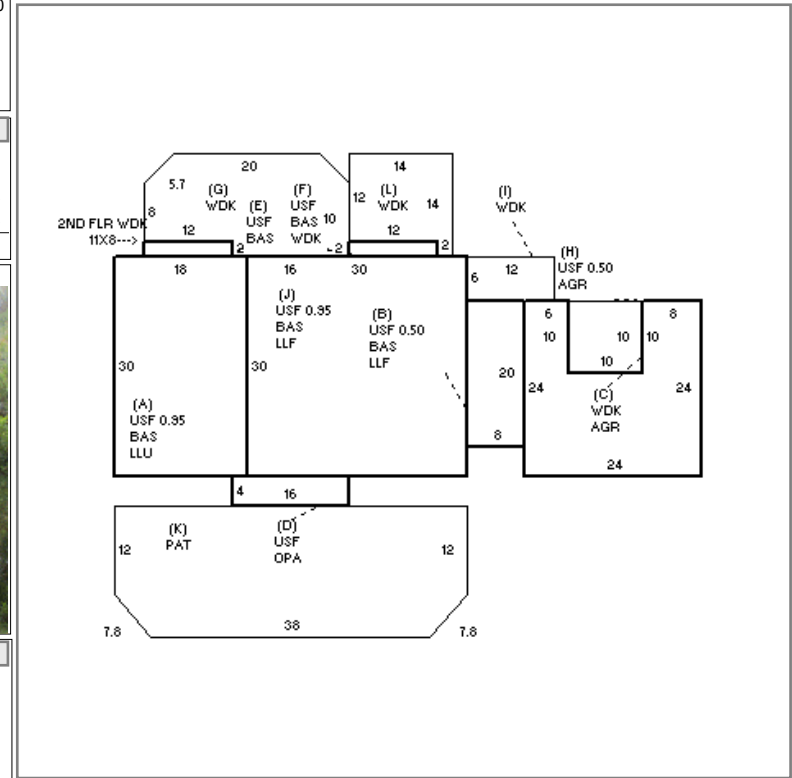
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/21/2021
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2021	LG
MODEL	1		RESIDENTIAL	LIST	9/30/2021	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,814,676
NET AREA	4,506	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	540		215.81	116,539	CONDITION ELEM	CD
\$NLA(RCN)	\$403	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,798	2001	304.75	547,944		
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,060	2001	272.57	288,919		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	AGR	N	ATTACHED GARAGE	576		125.33	72,189		
				FLOOR COVER	4	TILE	1.00	D	OPA	N	OPEN PORCH	64		140.62	9,000		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,648	2001	406.77	670,359		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	720		62.51	45,005		
				FUEL SOURCE	1	OIL	1.00	K	PAT	N	PATIO	834		18.20	15,179		
									WDK	N	ATT WOOD DECK	88		95.84	8,434		
									F22	O	FPL 2S 2OP	1		29,209.90	29,210		

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 %
00-185	12/21/2000	1	SINGLE FAM R	275,000	07/16/2003	BT	100 100



BLDG COMMENTS
WDK 88 SF (8x11) = upper level, left rear.

EFF. YR/AGE	2001 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$1,433,600