

Key: 6317

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.175

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
KARLMANN CAROL & C/O KARLMANN CAROL & PO BOX 956 NO TRURO, MA 02652										36-233-0				12 YELLOW BRICK RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
KARLMANN CAROL & KARLMANN CAROL & GH DEVELOPERS LLC										02/02/2023		F		100		35623-32	
										08/24/2012		P		162,500		26614-233	
										11/09/2007		V		2,000,000		22463-127	

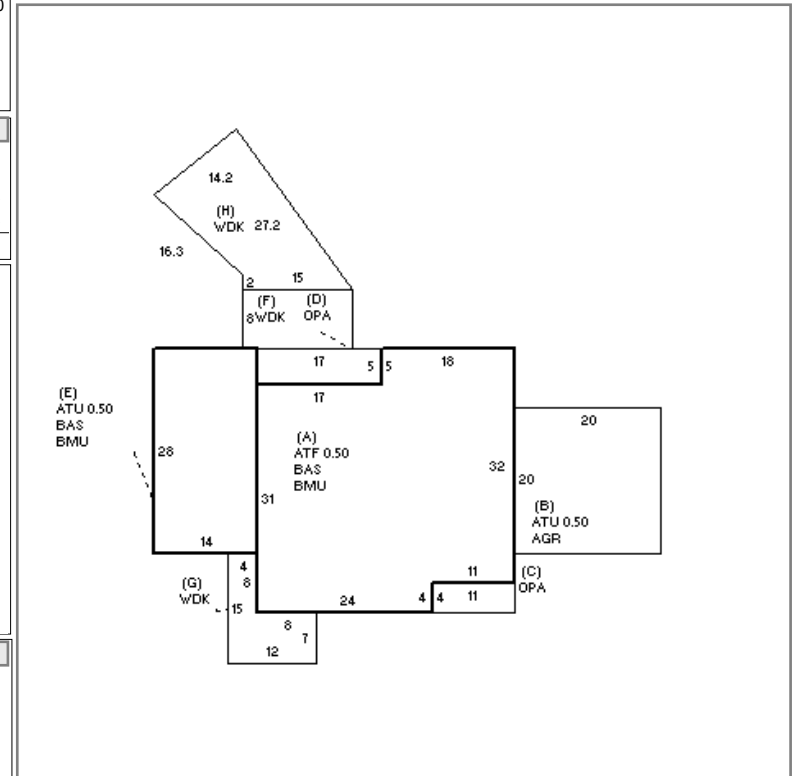
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-367	09/19/2022	9	DECK	34,000	01/12/2023	LG	100	0
21-436	12/07/2021	70	POOL	28,100	07/22/2022	LG	100	100
18-178	05/21/2018	9	DECK	5,000	08/17/2018	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
12-347	12/12/2012	1	SINGLE FAM R	225,000	10/23/2013	FC	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	R03	1.00		279,080
300	A	0.144	11	1.00	1	1.00	1	1.00	R03	1.00		3,960

DETACHED

TOTAL	40,021 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	FY09 NEW PCL PER 2007 10-LOT SUBDIV.			LAND	283,000	196,900
Inf1	NO ADJ		LAND	913,900	734,100			
Inf2	NO ADJ		OTHER	9,500	0			
						TOTAL	1,206,400	931,000



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
APO	E	1.80	E 1.00	12*20	2022	240	27.54	6,600
WDK	G	1.18	G 0.90	@ POOL IRREG	2022	250	12.98	2,900

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/22/2022	LG	Minisplit. 7/22/2022 Owner confirmed interior data at door (C-19).
STYLE	4	1.10	CAPE [100%]	REVIEW			
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BUILDING

YEAR BLT	2013	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,004,302	
NET AREA	1,523	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,523		85.25	129,830	CONDITION ELEM	CD	
\$NLA(RCN)	\$659	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,523	2013	394.73	601,175			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	566		206.15	116,682			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	400		130.68	52,273			
				FLOOR COVER	1	HARDWOOD	1.00	+	ATU	N	UNFIN ATTIC	396		107.75	42,669			
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	129		103.39	13,337			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	515		59.75	30,770			
				FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00				
									GFP	O	GAS FIREPLACE	1		11,966.50	11,967			
TOTAL RCN																		931,000
EFF. YR/AGE																		2013 / 9
COND																		09 09 %
FUNC																		0
ECON																		0
DEPR																		9 % GD 91
RCNLD																\$913,900		