

Key: 746

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 663

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|-----------------------------|------|---------------------------|--------|--------------------|------------|
| KUZYA TASHA REALTY TRUST | | 35-1-0 | | 27 KNOWLES HGTS RD | |
| TRS: PETROV ANDREW A ET AL | | TRANSFER HISTORY | | DOS | T |
| 255 COMMONWEALTH AVE, APT 4 | | KUZYA TASHA REALTY TRUST | | 12/17/2015 | QS |
| BOSTON, MA 02116 | | 27 KNOWLES HGTS RD RLTY T | | 08/25/2008 | 99 |
| | | MEEHAN TIMOTHY F & DEBRA | | 04/04/2000 | P |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 |
| 100 | A | 0.775 11 | 1.00 1 | 1.00 1 | 1.00 |
| 300 | A | 0.165 11 | 1.00 1 | 1.00 1 | 1.00 |
| ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT |
| 2,160,600 | 1.00 | 1 | 1.00 | V18 | 6.00 |
| 165,000 | 1.00 | 1 | 1.00 | V18 | 6.00 |
| | | | | | ADJ VALUE |
| | | | | | 1,674,470 |
| | | | | | 27,230 |

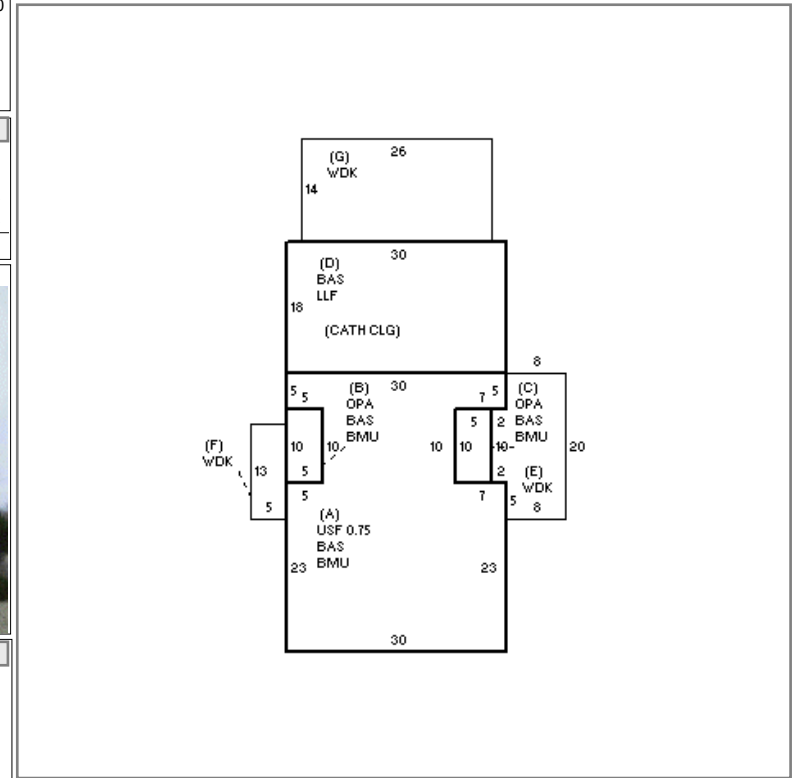
| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 18-457 | 12/27/2018 | 3 | REPAIR/REMOD | 15,000 | 02/26/2020 | LG | 100 100 |
| 14-040 | 03/27/2014 | 80 | SOLAR TAXABL | 13,000 | 09/18/2014 | FC | 100 100 |
| 04-091 | 06/04/2004 | 10 | ALL OTHERS | 12,260 | 08/11/2005 | FC | 100 100 |
| 00-147 | 10/01/2000 | 1 | SINGLE FAM R | 350,000 | 02/06/2002 | BT | 100 100 |

| TOTAL | 40,947 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|------|---|-----------|-----------|-----------|
| Nbhd | NORTH TRURO | NOTE | LAND | | | 1,701,700 | 1,479,600 | 1,479,600 |
| Inf1 | NO ADJ | | BUILDING | | | 1,073,300 | 888,200 | 888,200 |
| Inf2 | NO ADJ | | DETACHED | | | 0 | 0 | 0 |
| | | OTHER | | | 0 | 0 | 0 | 0 |
| | | TOTAL | | | | 2,775,000 | 2,367,800 | 2,367,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
 4/13/2021 Owner confirmed interior data at door (C-19).
 SEE BK 16308/259 FOR EASEMENT TO
 CONSTRUCT+USE BEACH STAIRS ON 24-010 (SEE
 BP#04-091). LLF=FAM RM, Sauna.



| BUILDING | CD | ADJ | DESC | MEASURE | 4/13/2021 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/13/2021 | LG |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 11/15/2010 | MR |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2001 | SIZE ADJ | 0.985 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,358,613 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA | 2,965 | DETAIL ADJ | 1.005 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,120 | | 100.93 | 113,039 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$458 | OVERALL | 1.100 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 1,120 | 2001 | 429.07 | 480,553 | | |
| CAPACITY | | | | STORIES(FAR) | | ROOF SHAPE | 1.00 | A | USF | L | UP-STRY FIN | 765 | 2001 | 346.18 | 264,831 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | OPA | N | OPEN PORCH | 100 | | 131.21 | 13,121 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | D | LLF | L | LOWER LEVEL FIN | 540 | 2001 | 304.42 | 164,385 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | BAS | L | BAS AREA | 540 | 2001 | 429.07 | 231,696 | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | + | WDK | N | ATT WOOD DECK | 609 | | 65.93 | 40,153 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | BMG | O | BSMT GARAGE | | 2 | | 10,563.05 | 21,126 | | |
| | | | | | | | | F21 | O | FPL 2S 1OP | | 1 | | 22,008.20 | 22,008 | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | | 1 | | 0.00 | | | |
| EFF.YR/AGE | | | | | | | | | | | | | | | | 2001 / 21 | |
| COND | | | | | | | | | | | | | | | | 21 21 % | |
| FUNC | | | | | | | | | | | | | | | | 0 | |
| ECON | | | | | | | | | | | | | | | | 0 | |
| DEPR | | | | | | | | | | | | | | | | 21 % GD 79 | |
| RCNLD | | | | | | | | | | | | | | | | \$1,073,300 | |