Key: 765

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 683

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LODI GRUBER FAMILY TRUST TRS: GRUBER ELIZABETH ET AL 15 DUNCKLEE STREET NEWTON, MA 02461	35-22-0	14 WINDIGO LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LODI GRUBER FAMILY TRUST	03/10/2015	F		(205709)
GRUBER ELIZABETH &	02/24/2012	QS	525,000	(196423)
ZUCKER HARVEY D	05/10/2011	99		(173193+)

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	%
05-221	12/01/2005	10	ALL OTHERS	21,304	05/04/2007	JH	100	100
94-75	07/06/1994	9	DECK	4,000	09/05/1995		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.590	11 1.00	1 1.00	1 1.00	630,175	1.21	1 1.00	V5 1.75			448,990

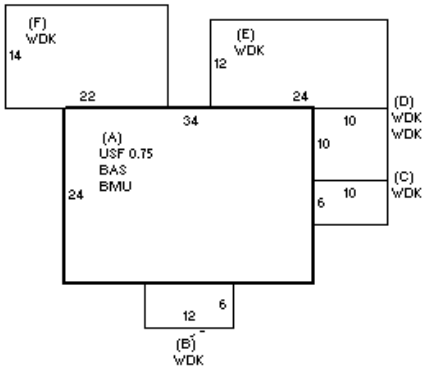
TOTAL	25,700 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY08 INCR VIEW PER BP INSP & REVIEW. FY09 INCR VIEW PER NBHD REVIEW: SEE PHOTO #3. FY11 VW CHG PER FIELD REV.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	449,000	390,400
BUILDING	395,600	335,700
DETACHED	0	0
OTHER	0	0
TOTAL	**844,600**	**726,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/31/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/31/2020	LG
LIST	5/4/2012	FC
REVIEW	3/20/2013	BE

YEAR BLT	1968	SIZE ADJ	1.030
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$402	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		83.18	67,871
A	BAS	L	BAS AREA	816	1968	350.41	285,937
A	USF	L	UP-STRY FIN	612	1968	273.02	167,090
+	WDK	N	ATT WOOD DECK	928		52.00	48,255
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	573,353
CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$395,600