

Key: 793

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 714

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRASCARELLI WILLIAM A & CROTEAU GARY N 150 STANIFORD ST #17 BOSTON, MA 02114				35-41-0				109 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRASCARELLI WILLIAM A & UEBERWASSER MARIA J TR				11/10/2003 03/20/1989	QS 99	416,500	17908-183 6664-135				

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	%
	01/01/2005	30	CHECK DATA		05/03/2007	JH	100	100

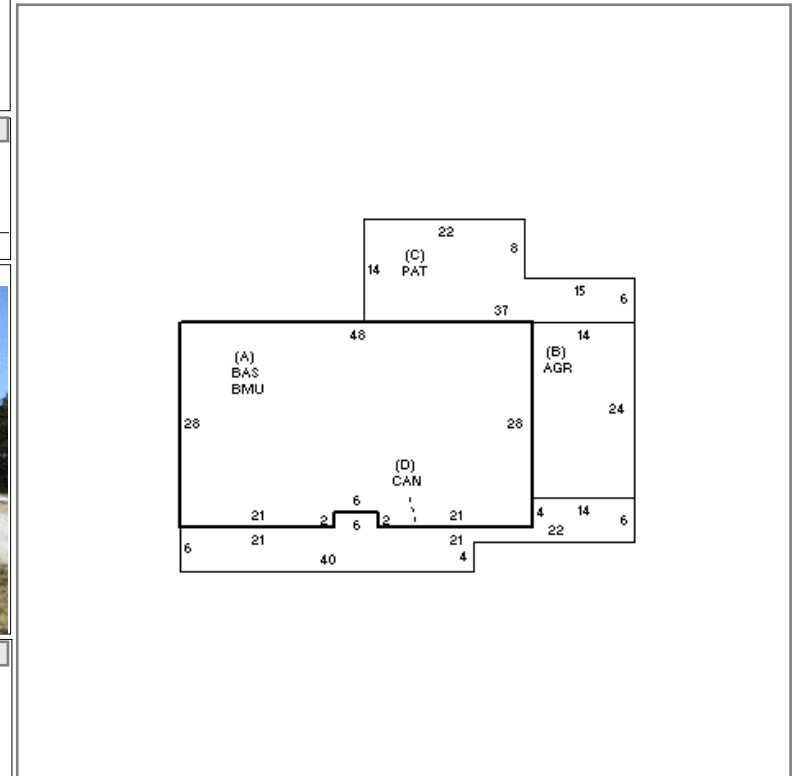
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.600	11	1.00	1	1.00	1	1.00	R04	1.15		296,570

TOTAL	26,136 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	296,600	257,900	BUILDING	400,000	339,400
Inf1	NO ADJ		DETACHED	0	0	OTHER	0	0
Inf2	NO ADJ		TOTAL	696,600	597,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/28/2009	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
KITCH RENOV IN PROGRESS PER 6/06 REVIEW
(NO BP)+NEW OAK FLR IN KITCH PER 5/07 REVIEW.

G

YEAR BLT	1970	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	588,285
NET AREA	1,332	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,332		69.76	92,926	CONDITION ELEM	CD
\$NLA(RCN)	\$442	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,332	1970	316.00	420,908		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	336		105.74	35,528		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	398		15.63	6,220		
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	CAN	N	CANOPY	352		48.64	17,123		
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		11,381.10	11,381		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1980 / 42
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$400,000