

Key: 797

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 718

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KLEIN SUSAN LEVIN 38 MOSSFIELD RD WABAN, MA 02468				35-45-0				19 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KLEIN SUSAN LEVIN				12/19/2008	QS	743,000	(187585)				
BURKE JOHN P & VIRGINIA C				12/15/2004	QS	850,000	(175353)				
NICKLAUS CAROLYN H TRUST				04/15/2003	99		(168868)				

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	%
09-098	06/01/2009	90	BP NVC	5,900	05/14/2010	JH	100	100
97-041	04/01/1997	1	SINGLE FAM R	124,000	07/30/1998		100	100

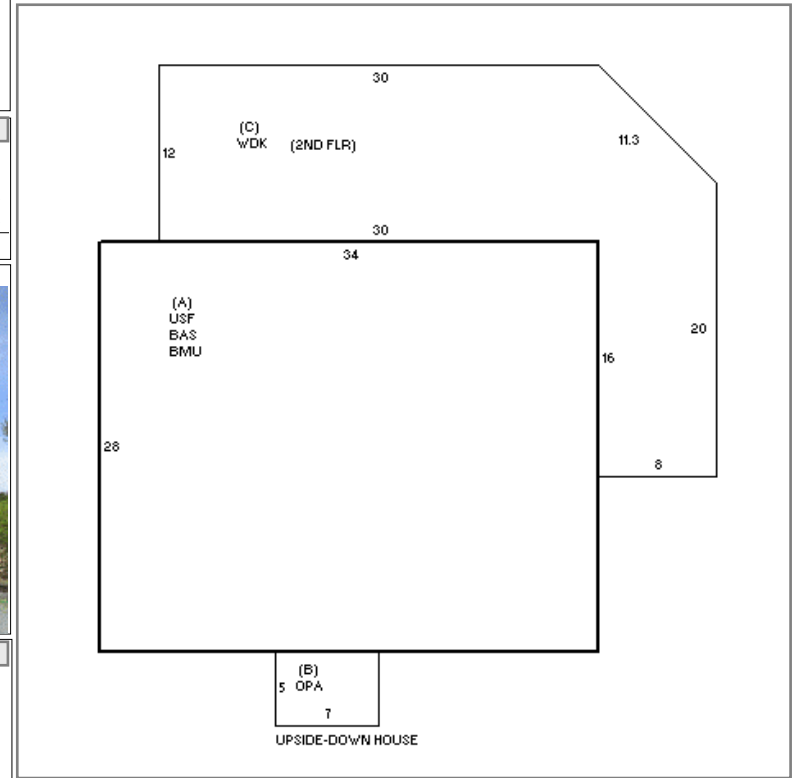
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.680	11	1.00	1	1.00	1	1.00	V5	1.75		469,060

TOTAL	29,621 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N FY10 VW CHG FROM 1.40 TO 1.25 BUT TABLE CHNG TO 1.50 (SEE PHOTO=HAS BETTER VIEW POTENTIAL@1.5).				LAND	469,100	407,800
Inf1	NO ADJ					BUILDING	581,900	479,100
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,051,000	886,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/11/2018
									

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	LG
MODEL	1		RESIDENTIAL	LIST	2/6/2009	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	775,916
NET AREA	1,904	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		89.61	85,305	CONDITION ELEM CD	
\$NLA(RCN)	\$408	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	952	1997	377.51	359,389		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	952	1997	291.13	277,159		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	35		140.58	4,920		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	552		56.02	30,922		
				INT. FINISH	2	DRYWALL	1.00	GFP	O		GAS FIREPLACE	1		11,220.00	11,220		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O		OUT DOOR SHOWER			0.00			
				FUEL SOURCE	2	GAS	1.00										



EFF.YR/AGE	1997 / 25	COND	25	25 %	FUNC	0	ECON	0	DEPR	25	% GD	75	RCNLD	\$581,900