

Key: 806

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 725

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARVEY KAREN M 77 CORNELL ST NEWTON, MA 02462				35-55-0				9 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARVEY KAREN M				04/13/2012	QS	518,000	(196805)				
HENDERSON ROBERT A & LAUR				01/20/2005	QS	650,000	(175714)				
REZNIKOFF ALEXANDER J & C				12/17/1993	99		(132358)				

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	%
21-384X 16-024	10/25/2021 02/11/2016	6 9	SHED DECK	6,500 28,000	06/02/2022 12/28/2016	LG LG	100 100	100 100

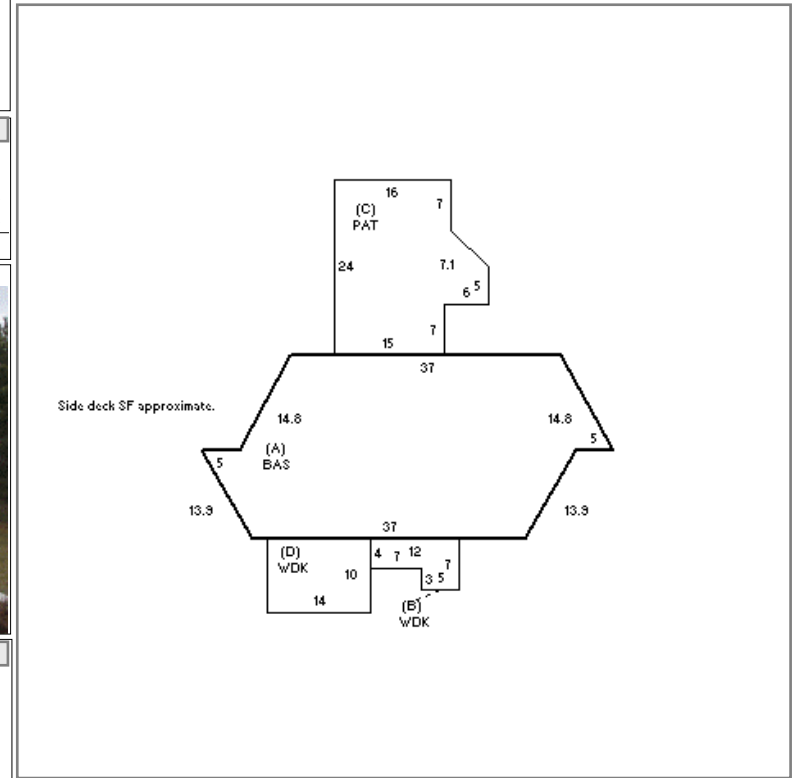
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.600	11	1.00	1	1.00	1	1.00	R06	1.45		373,940

TOTAL	26,136 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	373,900	291,500			
Inf1	NO ADJ		BUILDING	454,600	385,700			
Inf2	NO ADJ		DETACHED	4,000	3,800			
			OTHER	0	0			
			TOTAL	832,500	681,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.80	E 1.00	10*14	2022	140	28.81	4,000



BLDG COMMENTS
LLF=FAM RM, 2BR, & FULL BATH.



YEAR BLT	1973	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,945	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	1,100	1973	337.47	371,221
\$NLA(RCN)	\$339	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	203		60.09	12,199
				ROOF SHAPE	1	GABLE	1.00	C	PAT	N	PATIO	415		15.55	6,455
				ROOF COVER	1	ASPHALT SHINGLE	1.00		LLF	L	LOWER LEVEL FIN	845	1973	222.65	188,142
				FLOOR COVER	1	HARDWOOD	1.00		LLU	N	LOWER LEVEL UNF	255		172.90	44,090
				INT. FINISH	2	DRYWALL	1.00		WDK	N	ATT WOOD DECK	650		50.08	32,551
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	658,858
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$454,600