

Key: 810

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 729

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
LOUGHRAN CHELSEA & VINCENT KRISTEN 55 ADDINGTON RD, UNIT 4 BROOKLINE, MA 02445										35-59-0				3 WINDIGO LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
LOUGHRAN CHELSEA & SEED RICHARD G & SUSAN B										10/21/2015	QS	646,000	(207706)				
NEMETZ S JOSEPH ESTATE OF										10/25/1995	H	75,000	(138728)				
										10/24/1995	99		(D650662)				

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	%
11-159	08/26/2011	6	SHED		02/09/2012	FC	100	100
95-116	09/22/1995	1	SINGLE FAM R	150,000	06/01/1996		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R06	1.45		404,660
300	A	0.005	11	1.00	1	1.00	1	1.00	R06	1.45		200

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE			LAND	404,900	315,600	
Inf1	NO ADJ		BUILDING	666,300	548,100			
Inf2	NO ADJ		DETACHED	2,400	2,300			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,073,600</b>	<b>866,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*18		216	14.85	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/7/2016	FC
MODEL	1		RESIDENTIAL	LIST	3/7/2016	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/28/2002	JC
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,028	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	460		61.93	28,487
\$NLA(RCN)	\$450	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,428		82.84	118,289
				ROOF SHAPE	6	SALTBOX	1.00	B	USF	L	UP-STRY FIN	470	1995	307.94	144,733
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	504	1995	383.57	193,317
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,054	1995	383.57	404,279
				INT. FINISH	3	WOOD PANEL	1.00	F21	O		FPL 2S 1OP	1		19,379.20	19,379
				HEATING/COOLING	3	RADIANT	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	912,683
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$666,300

PER 7/03 M+L: 2ND FLR HAS SUBFLR ONLY  
2ND FLR BATH HAS TOILET+2 FIXT BATH BUT SINK+SHOWER NOT HOOKED UP

