

Key: 857

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 797

LEGAL

LAND

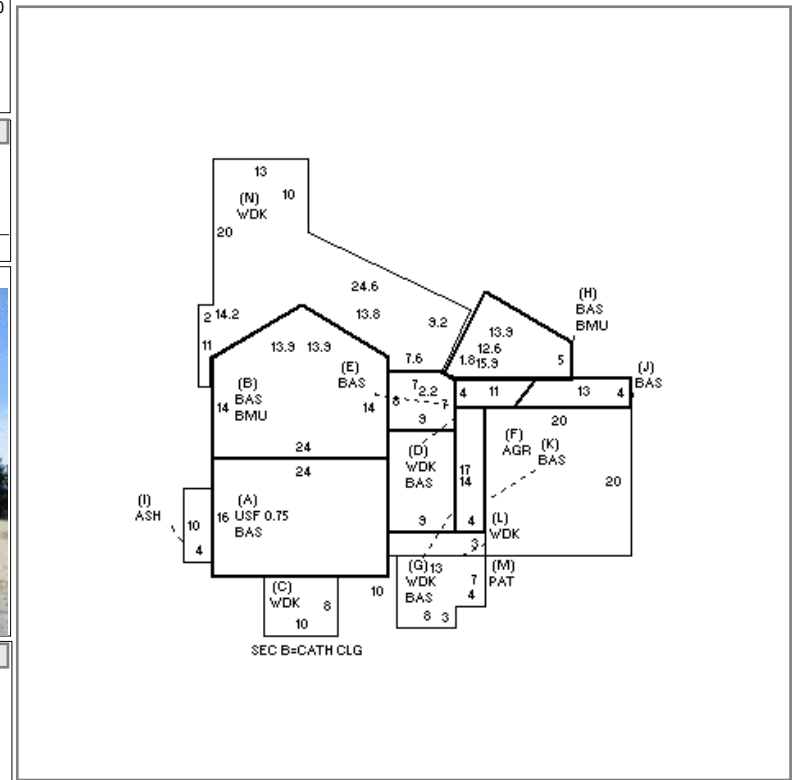
CURRENT OWNER												PARCEL ID			LOCATION		
MAURA CUNNINGHAM TRUST - 2016 TRS: MAURA CUNNINGHAM PO BOX 426 NO TRURO, MA 02652												35-107-0			16 PILGRIMS PATH		
TRANSFER HISTORY												DOS	T	SALE PRICE	BK-PG (Cert)		
MAURA CUNNINGHAM TRUST -												08/10/2021	F	1	(227195)		
A.G. BREITENSTEIN TRUST &												02/16/2018	F	1	(215420)		
BREITENSTEIN AGNETA &												10/28/2016	QS	2,310,000	(211150)		

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	%
CYC FY2023	05/25/2023	30	CHECK DATA		03/03/2023	LG	100	100
17-177X	06/19/2017	3	REPAIR/REMOD	13,000	08/30/2022		0	0
17-178X	06/19/2017	3	REPAIR/REMOD	14,800	12/21/2017	LG	100	100
17-167	06/06/2017	80	SOLAR TAXABL	27,587	12/21/2017	LG	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	RW6 0.95	1	1.00	2,394,665	1.00	1	1.00	WF2 7.00	1,855,870
300	A	0.025	11	1.00	1	1.00	1	192,500	1.00	1	1.00	WF2 7.00	4,810

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	BEACH STAIRS=ONE ON EASMNT & ONE ON REST OF PARCEL (SEE PHOTO).			LAND	1,860,700	1,617,800
Inf1	RIGHT OF WAY		BUILDING	1,045,800	857,100			
Inf2	NO ADJ		DETACHED	3,000	0			
			OTHER	0	0			
TOTAL			TOTAL	2,909,500	2,474,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00	BEACH STAIRS	1	0.00	
HTB	G	1.18	G 0.90		1	3,221.87	2,900
PTD	A	1.00	A 0.75	6*10	60	2.30	100



BLDG COMMENTS
 PER SEPT 2015 CYC VISIT, USF@ 624 SF=BR+FULL BATH ON 2ND FLR OF AGR (SEC F & P/O BAS (SEC L.) NO ACCESS TO MEAS 2ND FLR WDK'S & SEC E

DETACHED

BUILDING

FOUNDATION

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2023	LG
MODEL	1		RESIDENTIAL	LIST	9/22/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,215	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L	BAS AREA	384	1979	458.84	176,194
\$NLA(RCN)	\$519	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	288	1979	366.56	105,571
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	BMU	N	BSMT UNFINISHED	558		124.62	69,537
STORIES(FAR)	1.75	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	B	BAS	L	BAS AREA	420	1979	458.84	192,712	
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	869		68.76	59,754	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	323	2015	458.84	148,204	
BATHROOMS	4	1.00	HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BAS AREA	176	2004	458.84	80,755	
FIXTURES	13	\$9,100	FUEL SOURCE	1	OIL	1.00	F	AGR	N	ATTACHED GARAGE	400		150.40	60,161	
UNITS	1	1.00					I	ASH	N	ATT SHED	40		63.92	2,557	
							M	PAT	N	PATIO	108		26.70	2,883	
								USF	L	UP-STRY FIN	624	2004	361.04	225,289	
								F11	O	FPL 1S 1OP	1		16,525.70	16,526	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	1,149,242
CONDITION ELEM	CD
EFF.YR/AGE	2013 / 9
COND	09 09 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,045,800