

Key: 1279

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.278

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KIDD CHAD WILLIAM & ANASTASIA 55 WAYNE RD NEWTON, MA 02459				39-154-0				7 PETERS POND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KIDD CHAD WILLIAM & ANAST				03/18/2016	QS	477,000	29518-240					
SOPCHAK JAMES S				10/25/2005	O	460,000	20398-271					
FERREIRA DONNA &				12/06/1988	99		6544-225+					
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	R03	1.00		279,080
300	A	0.045	11	1.00	1	1.00	1	1.00	R03	1.00		1,240
350	A	0.370	11	1.00	1	1.00	1	1.00	TWP	1.00		2,550

TOTAL	1.190 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	282,900	246,000
Inf1	NO ADJ		BUILDING	542,600	456,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	825,500	702,400

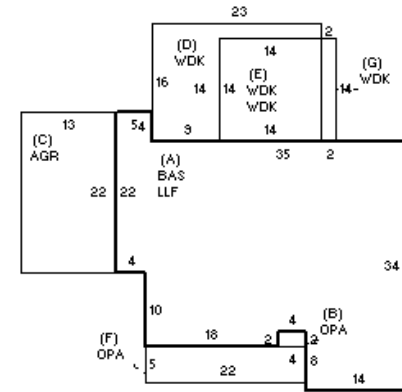
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

Minisplits (2)

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 19-213	05/16/2023	30	CHECK DATA		09/07/2022	LG	100 100
18-017X	07/22/2019	80	SOLAR TAXABL	18,432	12/10/2019	LG	100 100
	01/18/2018	90	BP NVC	2,406			100 100
		20	NO PERMIT		05/08/2007	JH	100 100
07-040	03/13/2007	3	REPAIR/REMOD	27,500	05/13/2008	JH	100 100



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/29/2013	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/7/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	695,655		
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,176	1962	201.44	236,892	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,176	1962	311.30	366,094				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	118		79.94	9,433				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGR	N	ATTACHED GARAGE	286		105.25	30,102				
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	592		46.19	27,347				
				INT. FINISH	2	DRYWALL	1.00	F12	O	FPL 1S 2OP	1			15,419.90	15,420				
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	MST	O	MASONRY STACK	2			3,083.75	6,168				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2000 / 22
STORIES(FAR)		1	1.00															COND	22 22 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	22 % GD 78
FIXTURES		6	\$4,200															RCNLD	\$542,600
UNITS		0	1.00																