

Key: 1286

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.285

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JAMES D KARADIMOS TRUST TRS: KARADIMOS JAMES D ET AL 14 BREWER STREET NORTHBOROUGH, MA 01532				39-161-0				12 PETERS POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAMES D KARADIMOS TRUST				03/30/2015	A		28766-297				
KARADIMOS JAMES D				02/02/2005	QS	539,000	19496-178				
LEHMAN ANNE-LAURE V &				05/07/2004	QS	427,000	18564-110				

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	%
18-386	10/30/2018	80	SOLAR TAXABL	15,017	01/24/2019	LG	100	100
14-035	03/20/2014	6	SHED	6,000	10/06/2014	FC	100	100
02-070	04/12/2002	20	NO PERMIT		06/27/2013	FC	100	100
		2	ADDITION	50,000	03/13/2004	BT	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	11	1.00	L5	0.90	1	1.00		VW1	1.15	258,420

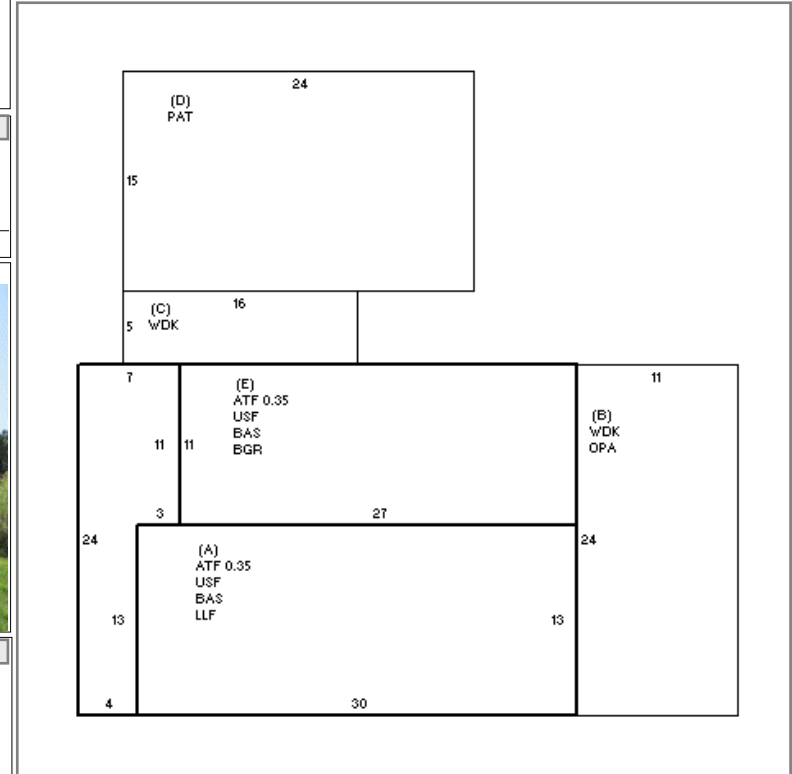
TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	LAND 258,400 BUILDING 563,700 DETACHED 3,200 OTHER 0 TOTAL 825,300	CURRENT	224,700 458,000 3,100 0 685,800	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 12*12		144	2.30	200
PTD	A	1.00	A 0.75 10*25		250	2.30	400
SHF	G	1.18	G 0.90 10*16	2014	160	18.34	2,600



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2021	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2013	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/7/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,022	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	390	1969	256.09	99,874
\$NLA(RCN)	\$398	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	816	1969	373.77	304,998
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	816	1969	288.25	235,213
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	ATF	N	FINISHED ATTIC	286		192.35	55,011
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	264		86.38	22,805
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	344		62.86	21,624
				HEATING/COOLING	2	HOT WATER	1.02	D	PAT	N	PATIO	360		18.30	6,589
				FUEL SOURCE	1	OIL	1.00	E	BGR	N	SF BSMT GARAGE	297		117.25	34,823
								F	BMU	N	BSMT UNFINISHED	129		100.52	12,967
									MST	O	MASONRY STACK	1		3,702.60	3,703
									ODS	O	OUT DOOR SHOWER	1		0.00	



MEASURE	9/10/2021	LG
LIST	6/27/2013	FC
REVIEW	3/7/2013	BE

TOTAL RCN	805.305
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$563,700