

Key: 1416

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.431

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FICO DAVID J & LISA M & JESPERSEN NEIL D & MARILYN Z 48 MAYO RD WELLESLEY, MA 02482-1049				39-297-0				6 SAWYER GROVE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FICO DAVID J & LISA M & FICO DAVID J & LISA M & FICO DAVID J & LISA M				01/25/2011	J		25138-151+				
				12/30/2010	99		25138-151				
				09/17/2010	S	540,000	24836-280				

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	%
99-116	06/01/1999	10	ALL OTHERS	28,000	05/01/2000		100	100
96-164	10/01/1996	1	SINGLE FAM R	115,000	06/01/1997		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	522,145	1.00	1	1.00	V4		404,660
300	A	0.045	11	1.00	1	39,875	1.00	1	1.00	V4		1,790

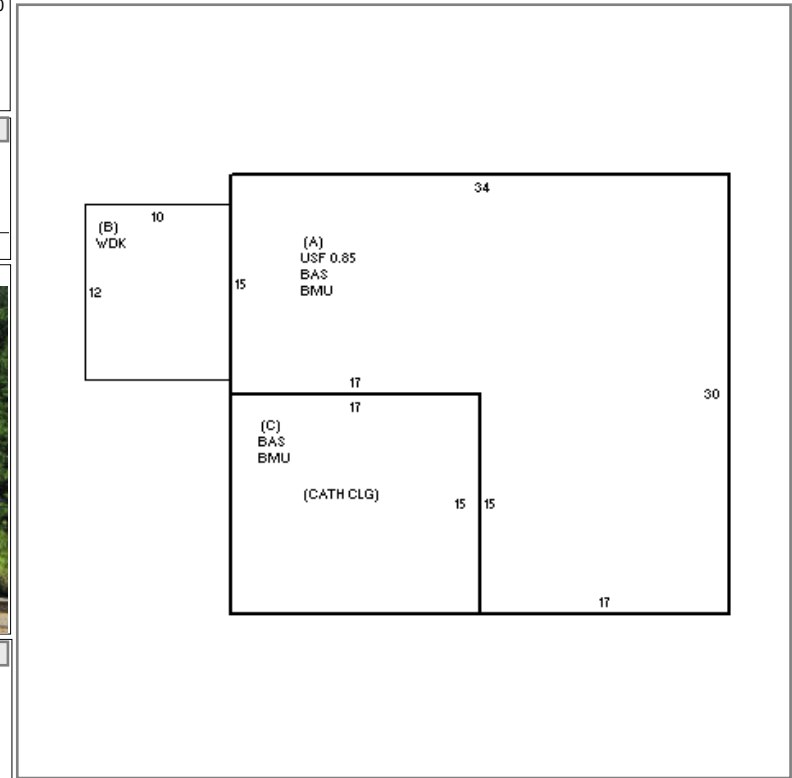
TOTAL	35,719 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	406,500	353,400	BUILDING	473,400	407,100
Inf1	NO ADJ		DETACHED	13,700	13,000	OTHER	0	0
Inf2	NO ADJ		TOTAL	893,600	773,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00	G 0.90 11'28	1999	308	47.25	13,100
PTD	A	1.00	A 0.75 POOL PATIO		327	2.30	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/29/2013	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,670	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,020		78.83	80,402	
\$NLA(RCN)	\$383	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	765	1996	347.01	265,463	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	650	1996	270.37	175,742
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	120		68.66	8,239		
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BAS AREA	255	1996	347.01	88,488		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		17,188.60	17,189			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00				
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	0	1.00														

TOTAL RCN	639,723
CONDITION ELEM	CD
EFF.YR/AGE	1996 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$473,400