

Key: 1435

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.445

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THOMAS ROSENKAMPPF 2020 LIV TR KATHLEEN ROSENKAMPPF 2020 LIV PO BOX 12 NO TRURO, MA 02652				40-9-0				33 SO HIGHLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THOMAS ROSENKAMPPF 2020 L				02/26/2020	F	1	32717-152				
ROSENKAMPPF THOMAS A &				03/30/2006	O	635,000	20867-181				
PECCO LEONARD A				06/21/1999	H		12351-323				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-133	06/26/2007	10	ALL OTHERS	5,000	06/20/2008	RJM	100	100
06-195	08/24/2006	4	REHAB	50,000	05/03/2007	RJM	100	100
SS3	12/31/2005	50	SPLIT SUB				100	100
92-129	11/06/1992	11	COMMERCIAL	6,000	12/31/1992		100	100
89-146	10/13/1989	9	DECK	1,600	12/31/1989		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750 APT	1.00	1	1.00	1	1.00	386,300	1.00	1	1.00	299,360
303	A	0.342 APT	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	8,960

DETACHED

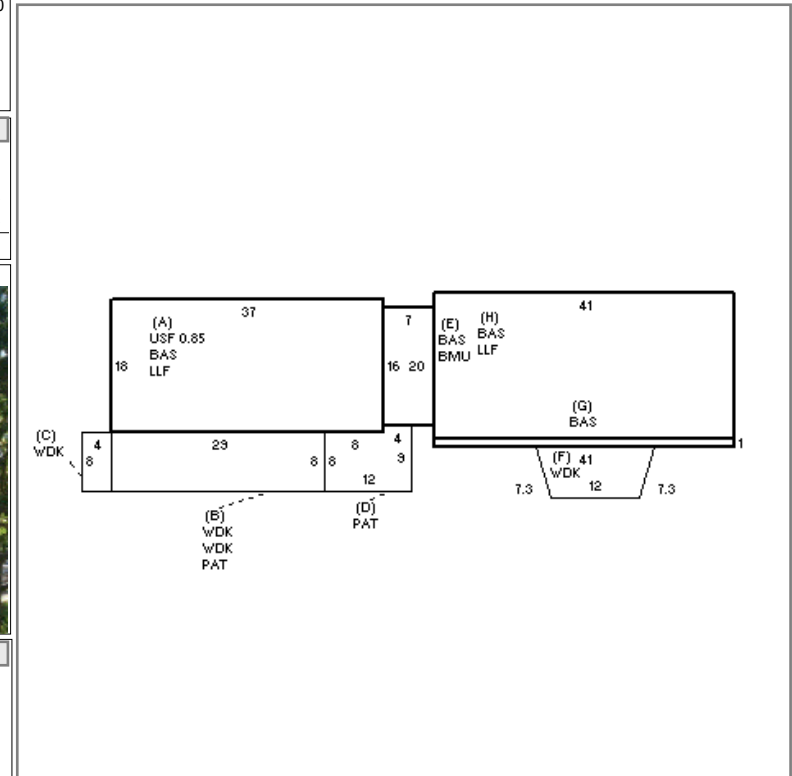
TOTAL	1.117 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APARTMENTS				N O T E FY21 Acreage chng per Deed Bk 32717 Pg 152. FY07 ACREAGE INCREASE PER MERGE W/PCL 11 (SEE REF ON DEED TO 2LOTS/1PCL FOR BLDG & ZONING.)	LAND	308,300	299,300			
Infl1	NO ADJ					BUILDING	281,600	277,100			
Infl2	NO ADJ					DETACHED	0	0			
						OTHER	0	0			
						TOTAL	589,900	576,400			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Roseland Apartments: 7- 1 BDRM



G

YEAR BLT	1950	SIZE ADJ	0.885	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	654,864
NET AREA	3,691	DETAIL ADJ	1.956	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOW-LEV FIN	1,486	1950	151.29	224,824	CONDITION ELEM	CD
\$NLA(RCN)	\$177	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	566	1950	177.09	100,231		
				ROOF STRUCTURE	1	GABLE	1.00	+	PAT	N	PATIO	332		14.71	4,885		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	594		46.57	27,660		
				FLOORING	3	WW/ CARPET	1.00	E	BMU	N	BSMT UNF	112		62.66	7,018		
				INT FINISH	2	DRYWALL	1.02	+	BAS	L	BASE AREA	1,639	1950	177.09	290,246		
				H.V.A.C.	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										

EFF.YR/AGE	1985 / 37
COND	57 57 %
FUNC	0
ECON	0
DEPR	57 % GD 43
RCNLD	\$281,600