

Key: 1540

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.548

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
THOMAS ROSENKAMPPF 2020 LIV TR KATHLEEN ROSENKAMPPF 2020 LIV PO BOX 12 NO TRURO, MA 02652		40-120-0		12 NO UNION FIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS ROSENKAMPPF 2020 L ROSENKAMPPF KATHLEEN M & T		02/26/2020 07/09/1999	F QS	1 (221942) 89,900 (153935+)	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R04	1.00		279,080
300	A	0.015	12	1.00	1	1.00	1	1.00	R04	1.00		410

TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	OSH=5 SIDES@APPROX 8' PER SIDE (NO DOOR OR WINDOWS).			LAND	279,500	243,000
Inf1	NO ADJ		BUILDING	1,391,800	1,195,300			
Inf2	NO ADJ		DETACHED	2,800	2,800			
					OTHER	0	0	
					TOTAL	1,674,100	1,441,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	G	1.18	G 0.90 IRREGULAR	2004	110	8.14	800
HTB	A	1.00	A 0.75 CIRC		1	2,730.40	2,000



BLDG COMMENTS		
MEASURE	2/22/2022	LG
LIST	2/22/2022	LG
REVIEW	11/15/2010	LVM
Slab floors.		

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/22/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	LVM
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.975
NET AREA	3,397	DETAIL ADJ	1.000
\$NLA(RCN)	\$512	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		8	1.00
BEDROOMS		6	1.00
BATHROOMS		3.5	1.00
FIXTURES		11	\$7,700
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HOT WAT.-CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	3,397	2002	486.50	1,652,655
B	OPA	N	OPEN PORCH	75		176.23	13,217
+	WDK	N	ATT WOOD DECK	463		83.56	38,688
F	PAT	N	PATIO	336		25.85	8,686
	F11	O	FPL 1S 10P	1		18,827.10	18,827
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,739,774
CONDITION ELEM	CD
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$1,391,800

