

Key: 1543

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.551

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION								
EP POMAIIKAI LLC C/O CARNEY ELIZABETH D & PO BOX 219 NO TRURO, MA 02652		40-123-0		13 NO UNION FIELD RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
CARNEY ELIZABETH D & EP POMAIIKAI LLC		09/13/2023	F	1 35982-152								
MYDELSKI PAUL A &		04/29/2019	F	100 31982-309								
		11/10/2016	QS	584,025 30079-299								
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	360,100	1.00	1	1.00	R04	1.00	279,080
300	A	0.265	12	1.00	1	27,500	1.00	1	1.00	R04	1.00	7,290

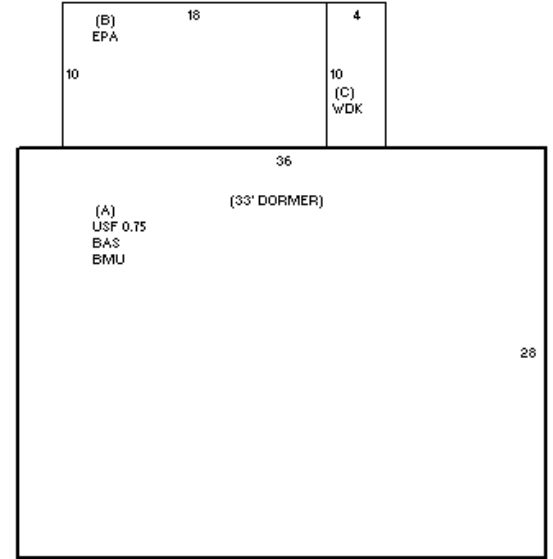
TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	286,400	249,000
Inf1	NO ADJ		BUILDING	570,700	484,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL							857,100	733,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
10/5/2020 Owner confirmed interior data at door (C-19).

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 %
22-058	02/14/2022	4	REHAB	26,000	05/27/2022	LG	100 100
20-056X	02/25/2020	90	BP NVC	1,100	10/05/2020	LG	100 100
04-184	10/21/2004	10	ALL OTHERS	3,335	05/20/2005	WL	100 100
99-119	06/01/1999	1	SINGLE FAM R	120,000	01/01/2001		100 100



BUILDING	CD	ADJ	DESC	MEASURE	5/27/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/27/2022	LG
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	1999	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	679,426
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	1,008		78.05	78,677	CONDITION ELEM	CD
\$NLA(RCN)	\$385	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	1999	343.61	346,358		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	1999	267.72	202,398		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	180		149.05	26,830		
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	ATT WOOD DECK	40		98.59	3,943		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		17,020.00	17,020		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$4,200														
UNITS		0	1.00														
EFF.YR/AGE		2006 / 16															
COND		16 16 %															
FUNC		0															
ECON		0															
DEPR		16 % GD 84															
RCNLD		\$570,700															