

Key: 1557

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.562

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
PELOQUIN BRAD &POULOS JEFFREY 160 WINSOR AVE WATERTOWN, MA 02472		40-137-0	14 ANDREW WAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PELOQUIN BRAD &POULOS JEF CHARIOT REALTY TR		09/15/2020 01/21/1999	QS N	245,000 385,000	33262-221 12008-019	

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 %
23-259	07/03/2023	80	SOLAR TAXABL	36,963			0 0
21-429	12/01/2021	1	SINGLE FAM R	1,100,000	01/10/2023	LG	25 25

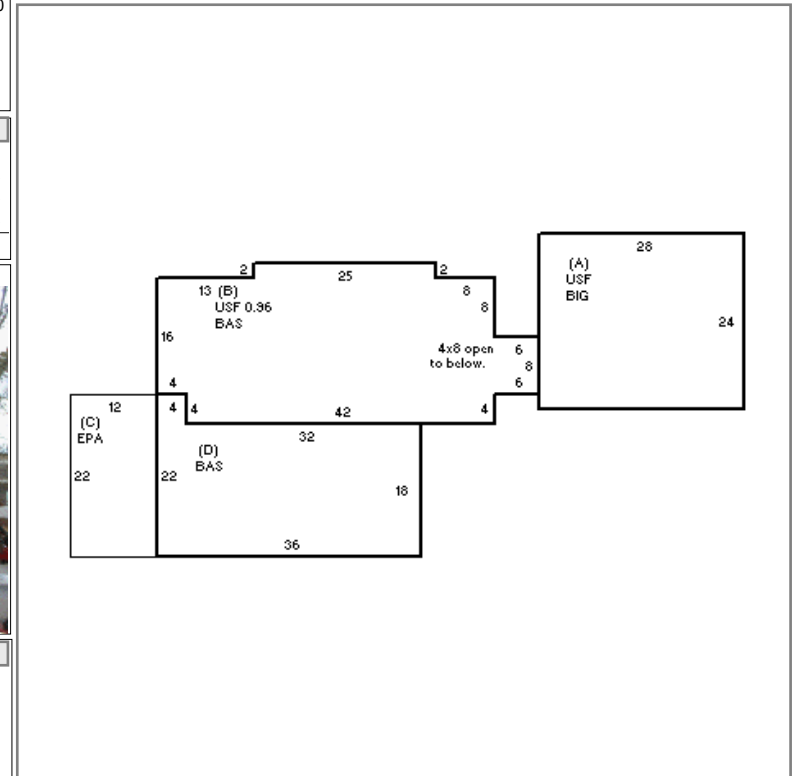
LAND

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	R03	1.00		279,080
300	A	0.245	12	1.00	1	1.00	1	1.00	R03	1.00		6,740

TOTAL	1.020 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	285,800	248,500			
Inf1	NO ADJ		BUILDING	323,400	0			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	609,200	248,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2023	LG
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	8	1.10	CONTEMPORARY [100%]			
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	2022	SIZE ADJ	0.975
NET AREA	3,300	DETAIL ADJ	1.000
\$NLA(RCN)	\$392	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		10	1.00
BEDROOMS		4	1.00
BATHROOMS		3.5	1.00
FIXTURES		13	\$9,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER			1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	10	METAL RSD RIDGE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	672		99.96	67,172
+	USF	L	UP-STRY FIN	1,634	2022	303.73	496,293
+	BAS	L	BAS AREA	1,666	2022	405.40	675,404
C	EPA	N	ENCL PORCH	264		172.52	45,546
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,293,516
CONDITION ELEM	CD
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	75 UC
ECON	0
DEPR	75 % GD 25
RCNLD	\$323,400