

Key: 1601

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.605

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CURRENT OWNER				PARCEL ID				LOCATION			
CLIVIO BARBARA J & GROSSMAN ANN L 41 OAKMONT RD NEWTON CENTER, MA 02459				42-29-0				25 PARKER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CLIVIO BARBARA J & GRIFFIN CHRISTOPHER NOONS DRIVE REALTY TR				12/21/2020	QS	775,000	33597-348				
				12/14/2015	P	210,000	29333-219				
				11/10/1999	F		12656-198				

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	%
22-037	01/26/2022	3	REPAIR/REMOD	100,000	10/13/2022	LG	100	100
15-020	02/03/2015	1	SINGLE FAM R	450,000	07/18/2018	LG	100	100

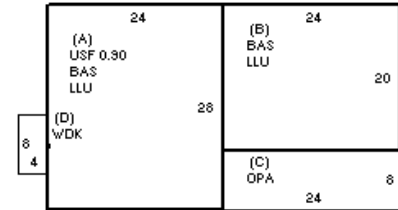
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.563	11	1.00	80 0.80 1 1.00	374,504	1.25 1	1.00	R05	1.30		263,010

TOTAL	24,541 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	12/21/2020 SF chng per Deed 33597-348. INF1=2BR RESTRICTION			LAND	263,000	228,700
Inf1	80%		BUILDING	868,300	682,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,131,300	911,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	11/23/2016	LG
MODEL	1		RESIDENTIAL	LIST	5/27/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Two full Baths, two half baths?

YEAR BLT	2016	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	886.051		
NET AREA	1,757	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	LLU	N	LOWER LEVEL UNF	672		195.16	131,144	CONDITION ELEM	CD		
\$NLA(RCN)	\$504	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,152	2016	388.09	447,084				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	605	2016	302.38	182,940				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	LLU	N	LOWER LEVEL UNF	480		198.84	95,442				
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	192		94.67	18,177				
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	32		111.36	3,583				
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2020 / 2
																		COND	02 02 %
																		FUNC	0
																		ECON	0
																		DEPR	2 % GD 98
																		RCNLD	\$868,300