

Key: 1605

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.609

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BERNSTEIN VERONIKA & DAVID 250 HAMMOND POND PKWY, #5135 NEWTON, MA 02467				42-33-0				23 NOONS DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BERNSTEIN VERONIKA & DAVI				12/14/2009	99	24234-24						
BERNSTEIN VERONIKA				03/01/2001	QS	425,000	13605-142					
FREED CAROL &				07/21/2000	99	13140-155						
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.690 11 1.00	L2	0.75 1	1.00	351,098	1.08	1	1.00	V1	1.30	262,510

TOTAL	30,056 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE LOC ADJ=PROXIMITY TO SAND/GRAVEL PIT.	LAND	262,500	228,300			
Inf1	LOC ADJ		BUILDING	889,700	724,200			
Inf2	NO ADJ		DETACHED	36,400	64,400			
			OTHER	82,900	0			
			TOTAL	1,271,500	1,016,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	A	1.00 A	0.75 26*28	1995	728	61.73	33,700
SHF	A	1.00 A	0.75 4X6		24	17.17	300
PTD	-	0.90 F	0.60 14*24		336	2.07	400
HTB	A	1.00 A	0.75		1	2,730.40	2,000



BLDG COMMENTS
GARAGE BLDG UPPER STORY IS LARGE UNHEATED ROOM W/ FULL BATH (INOP A/O JULY 2022).

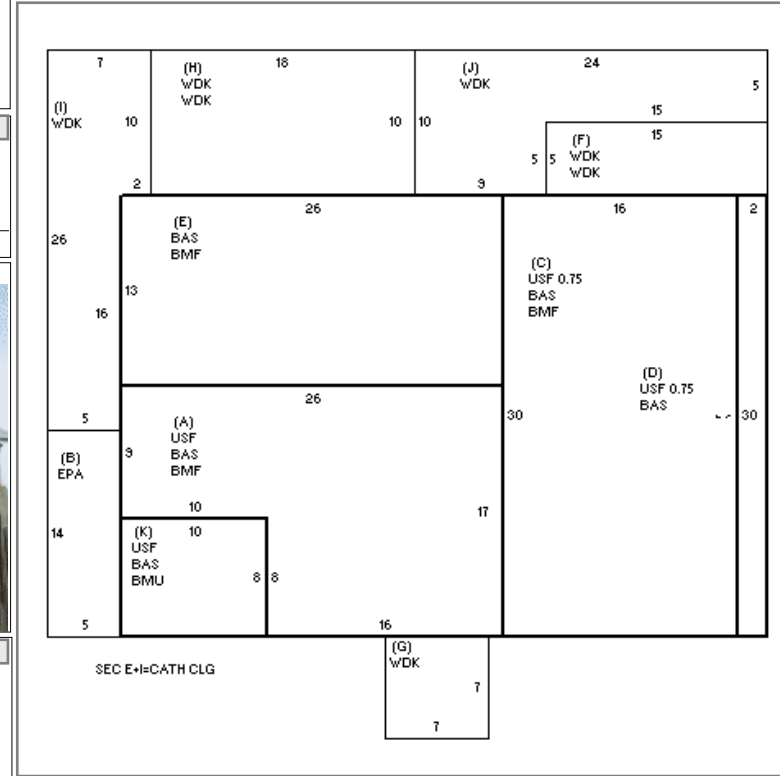
BUILDING	CD	ADJ	DESC	MEASURE	7/5/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/5/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,167	DETAIL ADJ	1.000
\$NLA(RCN)	\$467	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		7	1.00
BEDROOMS		5	1.00
BATHROOMS		5	1.00
FIXTURES		18	\$12,600
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,180		148.49	175,223
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	847	1978	288.25	244,148
ROOF SHAPE	6	SALTBOX	1.00	B	EPA	N	ENCL PORCH	70		221.88	15,531
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	982	1978	370.11	363,445
FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BAS AREA	338	1978	370.11	125,096
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	874		55.47	48,477
HEATING/COOLING	2	HOT WATER	1.02	K	BMU	N	BSMT UNFINISHED	80		100.52	8,041
FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		18,514.10	18,514
				ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,011,077
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$889,700

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/16/2023	20	NO PERMIT		07/05/2022	LG	100 100
		20	NO PERMIT		12/27/2019	LG	100 100
18-222	07/10/2018	4	REHAB	150,000	02/14/2019	LG	100 100
15-299	12/02/2015	3	REPAIR/REMOD	20,000	12/21/2017	LG	100 100
	11/21/2013	20	NO PERMIT		12/04/2014	FC	100 100



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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BERNSTEIN VERONIKA & DAVID 250 HAMMOND POND PKWY, #5135 NEWTON, MA 02467		42-33-0		23 NOONS DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

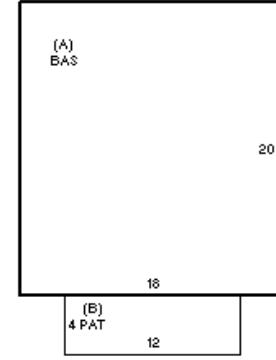
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	82,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
FY24 made ST1 into Bldg 2

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/5/2022	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	5/16/2023	JN
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	102,313
NET AREA	360	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	360	1989	273.38	98,417	CONDITION ELEM	CD
\$NLA(RCN)	\$284	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	48		22.84	1,096		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	2	1.00		FLOOR COVER	6	OTHER	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	18	MINISPLIT	1.00										
FIXTURES	4	\$2,800		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	2003 / 19
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$82,900