

Key: 1622

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.630

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PETTI LOIS A 73 WORCESTER ST BOSTON, MA 02118				42-51-0				22 PARKER DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PETTI LOIS A				12/02/2011	J	25889-330+						
PETTI LOIS A & ZUCCALA MI				05/16/2003	QS	465,000	16933-316					
LAURENT PASCAL & LAURA K				01/19/1994	QS	185,000	9009-121					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.620	11	1.00	1	468,130	1.17	1	1.00	R05	1.30	338,650

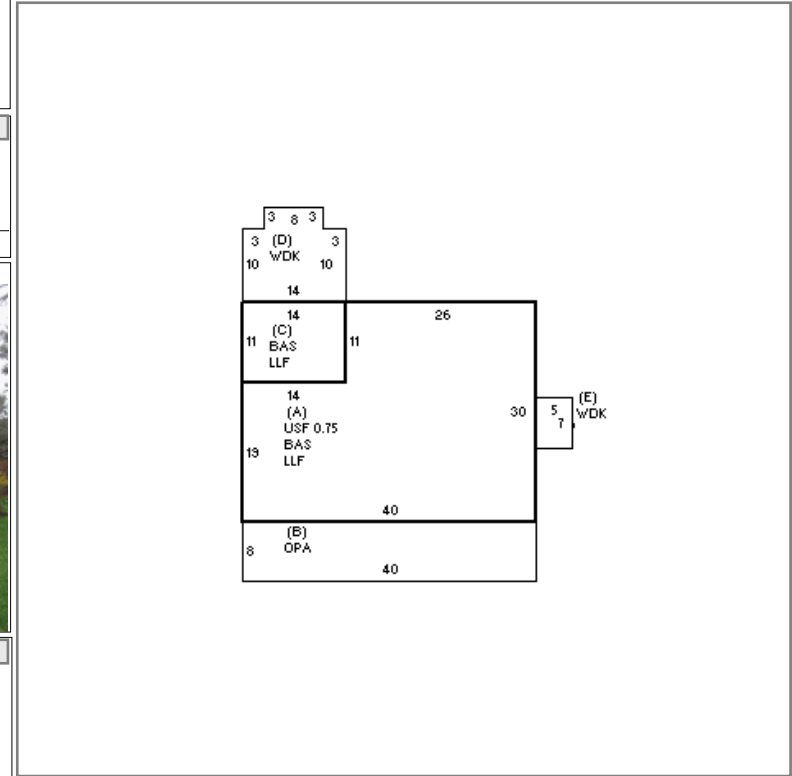
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-103	05/29/2008	3	REPAIR/REMOD	50,000	04/27/2009	JH	100	100
		30	CHECK DATA		08/27/2002	TEG	100	100
93-93	08/23/1993	1	SINGLE FAM R	98,000	04/27/1994		100	100

LAND

TOTAL	27,007 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE FY14 CORR LPI PER REVIEW				LAND	338,700	294,500
Inf1	NO ADJ					BUILDING	775,400	638,100
Inf2	NO ADJ					DETACHED	4,700	4,400
						OTHER	0	0
						TOTAL	1,118,800	937,000

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 16*10	1993	160	15.54	2,200
HTB	A	1.00	G 0.90 8X8	1993	1	2,730.40	2,500



BU
ILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/27/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LLF=ESTIMATE.

YEAR BLT	1993	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,185	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$334	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.75	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	9	\$6,300		FUEL SOURCE	1	OIL	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	1,200	1993	248.10	297,718
+	BAS	L	BAS AREA	1,200	1993	383.41	460,095
A	USF	L	UP-STRY FIN	785	1993	298.73	234,507
B	OPA	N	OPEN PORCH	320		83.69	26,780
+	WDK	N	ATT WOOD DECK	199		72.07	14,342
	PAT	N	PATIO	168		20.98	3,525
	F21	O	FPL 2S 1OP	1		18,991.70	18,992
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,062,258
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$775,400