

Key: 1651

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.659


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LEIPZIG NANCY J 37 DWHINDA RD WABAN, MA 02468				42-80-0				32 FISHERMANS RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEIPZIG NANCY J				02/12/1993	QS	257,500	(129332)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	V7	1.75		488,390
300	A	0.105	11	1.00	1	1.00	1	1.00	V7	1.75		5,050

LAND

TOTAL	38,333 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE VIEW FROM ROOF DECK ONLY PER MAY 2021 MEAS.				LAND	493,400	429,000
Inf1	NO ADJ					BUILDING	439,000	377,500
Inf2	NO ADJ					DETACHED	0	0
					OTHER	0	0	
					TOTAL	932,400	806,500	

DETACHED

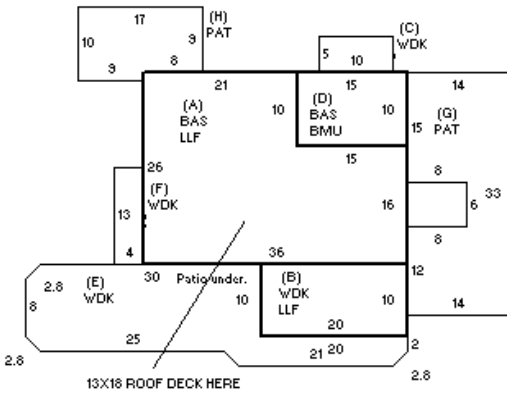
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/25/2021
									

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 %
13-299	11/21/2013	3	REPAIR/REMOD	147,000	09/18/2014	FC	100 100
13-231	09/17/2013	90	BP NVC	10,800			100 100
12-223	09/18/2012	90	BP NVC	18,000	12/19/2012	FC	100 100
95-019	02/17/1995	9	DECK	25,000	06/26/1995		100 100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/27/2021	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	585,333			
NET AREA	1,922	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	986	1968	202.41	199,578	CONDITION ELEM CD				
\$NLA(RCN)	\$305	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	+	BAS	L	BAS AREA	936	1968	306.79	287,159					
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	ATT WOOD DECK	768		45.53	34,964					
				ROOF COVER	7	ROLL	1.00	D	BMU	N	BSMT UNFINISHED	150		82.50	12,376					
				FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	576		13.26	7,636					
				INT. FINISH	2	DRYWALL	1.00		CAN	N	CANOPY	180		46.76	8,417					
				HEATING/COOLING	1	FORCED AIR	1.00		PAT	N	PATIO	180		16.79	3,023					
				FUEL SOURCE	1	OIL	1.00		WDK	N	ATT WOOD DECK	234		54.63	12,784					
													F21	O	FPL 2S IOP	1	15,196.50	15,197		
													ODS	O	OUT DOOR SHOWER	1	0.00			



BLDG COMMENTS

WDK (234 SF)=ROOF DECK. 5/27/2021 Owner confirmed interior data via phone (C-19).

EFF.YR/AGE	1997 / 25	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$439,000	