

Key: 1656

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.664

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOPKINS MICHAEL & RANDI 40 UPLAND ROAD WABAN, MA 02468				42-85-0				22 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOPKINS MICHAEL & RANDI				10/29/2014	QS	565,000		(204825)			
SHERIDAN CAROL B				11/03/1987	99			(112697)			

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	%
23-059X	02/07/2023	4	REHAB	25,000	05/24/2023	LG	100	100
19-200	07/09/2019	80	SOLAR TAXABL	18,975	09/18/2019	LG	100	100
16-015	02/03/2016	90	BP NVC	3,700			100	100

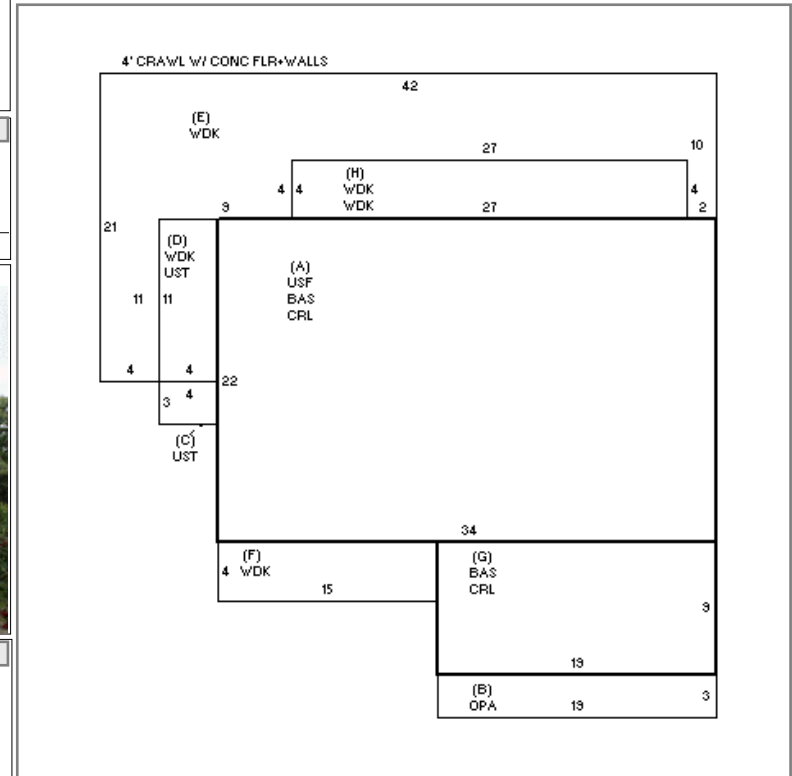
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	11	1.00	1	576,160	1.28	1	1.00	R07	1.60	399,490

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	ST1=1 RM (NO BATH) W/ DRYWALL WALLS+PLYWD FLR+ ELEC HEAT.			LAND	399,500	347,400
Infl1	NO ADJ		LAND	439,500	362,200			
Infl2	NO ADJ		DETACHED	23,200	22,100			
			OTHER	0	0			
			TOTAL	862,200	731,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A 0.75 16'20		320	95.40	22,900
WDK	A	1.00	A 0.75 4'8 ON ST1		32	11.00	300



BLDG COMMENTS
PER HEALTH AGENT 11/18/05 EXIST SEPTIC PLAN SHOWS 3-BR SFR+1-BR STUDIO BUT UPGRADE SHOWS 4 BR IN SFR. PER JUNE 2015 LIST, HAS 3 BR IN SFR & INVERTERS FOR COOL AIR.



BUILDING	CD	ADJ	DESC	MEASURE	6/11/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/24/2015	FC
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	1971	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	646,315	
NET AREA	1,667	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	CRL	N	CRAWL SPACE	919		42.46	39,023	CONDITION ELEM	CD	
\$NLA(RCN)	\$388	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	919	1971	356.31	327,445			
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	748	1971	277.61	207,655			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	57		118.95	6,780			
				FLOOR COVER	1	HARDWOOD	1.00	+	UST	N	UTILITY STORAGE	56		127.14	7,120			
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	676		52.87	35,743			
				HEATING/COOLING	5	ELECTRIC	0.95	F21	O	FPL 2S 1OP	1		17,649.00	17,649				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1		0.00					
																	EFF.YR/AGE	1982 / 40
																	COND	32 32 %
																	FUNC	0
																	ECON	0
																	DEPR	32 % GD 68
																	RCNLD	\$439,500