

Key: 1672

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.681

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
JUDITH E TSIPIS INDENTURE TRST TRS: JUDITH E TSIPIS ET AL 85 SEMINARY AVE, #336 AUBURNDALE, MA 02466										42-101-0				5 HEATHER LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
JUDITH E TSIPIS INDENTURE										12/20/2022	F		1 (231867)				
TSIPIS JUDITH E										07/16/2012	A		(197662)				
TSIPIS JUDITH E & KOSTA										03/02/2012	A		(196490)				

LAND

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	V12	2.75		767,460
300	A	0.165	11	1.00	1	1.00	1	1.00	V12	2.75		12,480

DETACHED

TOTAL	40,946 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	779,900	653,500
Inf1	NO ADJ		BUILDING	555,600	488,300			
Inf2	NO ADJ		DETACHED	10,200	9,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,345,700</b>	<b>1,151,500</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	+	1.10	G 0.90	16*24	1992	384	27.72	9,600
ASH	G	1.18	G 0.90	AT GARAGE 6*	1992	48	14.50	600

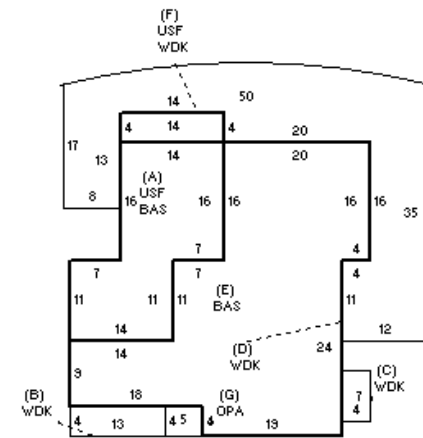
PHOTO 05/25/2023



BLDG COMMENTS

Minisplits (2). 10/21/2022 Owner confirmed interior data on phone (unavail for List). LLF=BR, OPEN LAUNDRY AREA AND FND HEATED STORAGE RM.

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 %
CYC	05/23/2023	30	CHECK DATA		09/29/2022	LG	100 100
23-068	02/15/2023	80	SOLAR TAXABL	44,400	05/24/2023	LG	100 100
92-100	09/16/1992	7	GARAGE	12,000	06/07/1993		100 100
86-228	12/08/1986	10	ALL OTHERS		07/10/1992	SW	100 100



FDN=LLF+BMU (CRAWLSPACE IN 16x34 REAR SECTION)

YEAR BLT	1981	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	793,664		
NET AREA	2,470	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,360	1981	329.20	447,714	CONDITION ELEM	CD		
\$NLA(RCN)	\$321	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	434	1981	261.68	113,569				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	912		49.33	44,993				
STORIES(FAR)	2		1.00	ROOF COVER	1	ASPALT SHINGLE	1.00	G	OPA	N	OPEN PORCH	20		153.67	3,073				
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00		LLF	L	LOWER LEVEL FIN	676	1981	223.56	151,130				
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	140		89.41	12,518				
BATHROOMS	2		1.00	HEATING/COOLING	18	MINISPLIT	1.00		F21	O	FPL 2S 1OP	1		16,467.80	16,468				
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
UNITS	0	1.00																EFF.YR/AGE	1990 / 32
																COND	30 30 %		
																FUNC	0		
																ECON	0		
																DEPR	30 % GD 70		
																RCNLD	\$555,600		