

Key: 1782

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.802

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION								
FRIEDMAN DANIEL 35 RUTLAND SQUARE APT 5 BOSTON, MA 02118		42-200-0		5 SKY VIEW DR								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
FRIEDMAN DANIEL		05/29/2015	QS	735,000	28903-151							
SCHIERECK ELLEN R &		07/10/2006	99		21172-53							
SCHIERECK ELLEN R &		09/07/2001	QS	770,000	14216-039							
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 1	1.00	630,175	1.00 1	1.00 V7	1.75			488,390
300	A	0.166 11 1.00 1	1.00 1	1.00 1	1.00	48,125	1.00 1	1.00 V7	1.75			7,990

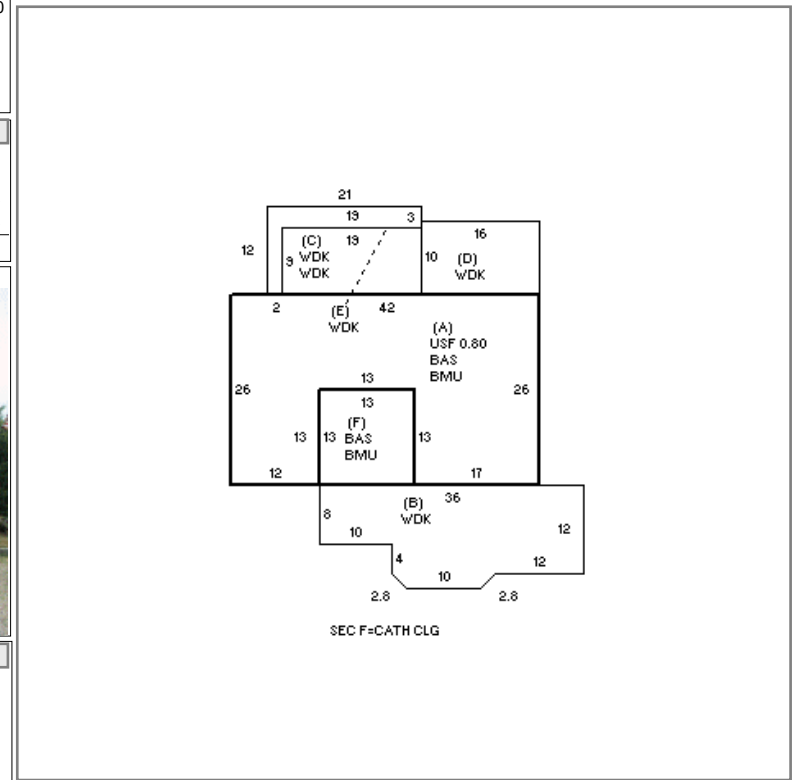
LAND

TOTAL	41,000 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	496,400	431,600
Inf1	NO ADJ					BUILDING	603,000	496,400
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
<b>TOTAL</b>						<b>TOTAL</b>	<b>1,099,400</b>	<b>928,000</b>

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 %
12-002	01/03/2012	90	BP NVC	8,000	12/14/2012	FC	100 100
10-101	06/01/2010	90	BP NVC	12,200	05/03/2011	MR	100 100
08-SM14	11/21/2008	50	SPLIT SUB				100 100
06-271	11/17/2006	90	BP NVC	3,570	05/10/2007	JH	100 100
93-50	05/17/1993	9	DECK	1,000	06/16/1993		100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/10/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/11/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2016	CF
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Two minisplits.

G

YEAR BLT	1982	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	861,452		
NET AREA	1,830	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,092		92.17	100,644				
\$NLA(RCN)	\$471	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,092	1982	405.74	443,063				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	738	1982	316.13	233,300				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	999		60.21	60,148				
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		20,097.30	20,097				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1992 / 30
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$603,000