

Key: 1870

Town of TRURO - Fiscal Year 2024

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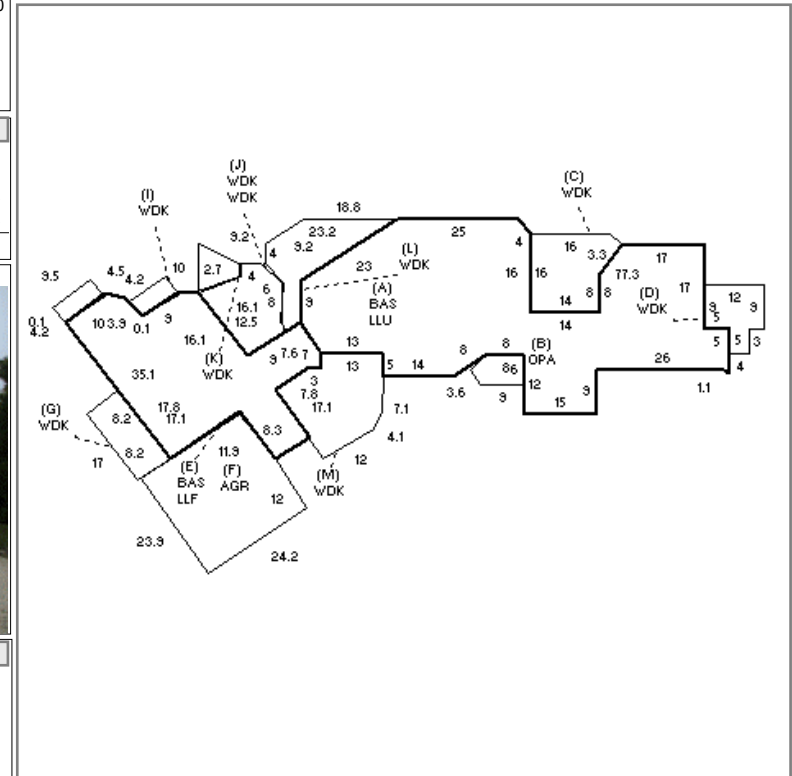
CURRENT OWNER				PARCEL ID				LOCATION			
GRANDBERG PAULA L 21 SYLVAN AVE W NEWTON, MA 02465				42-290-0				6 BEARBERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANDBERG PAULA L				08/10/1995	J		(137956+)				
GRANDBERG KENNETH & PAULA				10/17/1988	G	500,000	(115731)				

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	%
18-156X	05/08/2018	10	ALL OTHERS	20,000	08/14/2018	LG	100	100
17-224X	08/15/2017	90	BP NVC	30,500	12/21/2017	LG	100	100
90-096	07/25/1990	9	DECK	40,000	12/31/1990		100	100
89-168	11/03/1989	1	SINGLE FAM R	310,000	12/31/1989		100	100
89-136	05/22/1989	10	ALL OTHERS	20,000	12/31/1989		100	100

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	WF2	7.00		1,953,540
300	A	1.165	11	1.00	1	1.00	1	1.00	WF2	7.00		224,260

TOTAL	1.940 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE Wood decks part of beach stairs.	LAND	2,177,800	1,893,500			
Inf1	NO ADJ		BUILDING	1,698,600	1,460,900			
Inf2	NO ADJ		DETACHED	1,100	1,000			
			OTHER	0	0			
			TOTAL	3,877,500	3,355,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	G	1.18	G 0.90 BEACH STAIRS	1990	1	0.00	
WDK	A	1.00	A 0.75 4*11		44	11.00	400
WDK	A	1.00	A 0.75 9*10		90	11.00	700



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/6/2009	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1990	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,116	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	2,124		220.47	468,273
\$NLA(RCN)	\$590	OVERALL	1.060	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	3,120	1990	446.13	1,391,927
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	59		161.61	9,535
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	1,576		71.84	113,214
				FLOOR COVER	5	VINYL	1.00	E	LLF	L	LOWER LEVEL FIN	996	1990	319.39	318,114
				INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATTACHED GARAGE	580		144.03	83,539
				HEATING/COOLING	5	ELECTRIC	0.95	FPM	O	FPL MULT CHIM	1		33,569.90	33,570	
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	2		0.00		

TOTAL RCN	2,426,573
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,698,600