

Key: 2015

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.052

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PPF NOMINEE TRUST TRS: FONTECCHIO PETER&PATRICIA PO BOX 1146 TRURO, MA 02666-1146		43-143-0		2 SANDY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PPF NOMINEE TRUST		04/22/2005	99	19745-266	
PPF NOMINEE TRUST		02/10/2005	99	19519-73	
FONTECCHIO PETER L & PATR		10/16/1987	QS	125,000	5980-156

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 %
22-265X	06/22/2022	4	REHAB	16,000	11/09/2022	LG	100 100
FY2018		35	RES EXEMPT		04/23/2018		0 0
05-031	03/30/2005	7	GARAGE	65,000	05/24/2006	WAL	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 12	1.00 1	1.00 1	1.00	522,145	1.00 1	1.00	V6	1.45		404,660
300	A	0.005 12	1.00 1	1.00 1	1.00	39,875	1.00 1	1.00	V6	1.45		200

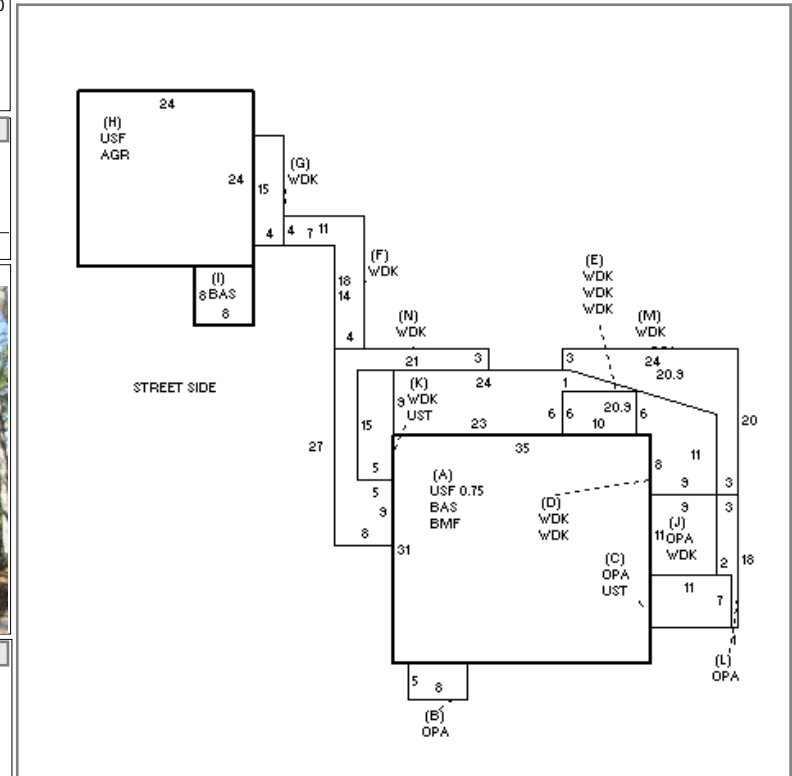
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	404,900	352,000			
Infl1	NO ADJ		BUILDING	1,018,900	832,900			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,423,800	1,184,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	11/09/2022
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/6/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	0.990
NET AREA	2,539	DETAIL ADJ	1.000
\$NLA(RCN)	\$573	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH	1,085		180.64	195,994
+	USF	L	UP-STRY FIN	1,390	1989	341.61	474,843
+	OPA	N	OPEN PORCH	256		105.08	26,900
+	UST	N	UTILITY STORAGE	152		162.26	24,664
+	WDK	N	ATT WOOD DECK	1,573		67.47	106,133
H	AGR	N	ATTACHED GARAGE	576		135.28	77,923
+	BAS	L	BAS AREA	1,149	1989	454.69	522,435
	F21	O	FPL 2S 1OP	1		22,522.10	22,522
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,455,615
CONDITION ELEM	CD
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$1,018,900