

Key: 2150

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.188

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MACIASZEK SARAH A 57 BRIGHAM RD SOUTH HADLEY, MA 01075		45-49-4	39 CORN HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MACIASZEK SARAH A		06/18/1993	QS	57,000	8635-001	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP 96-24	03/01/1996	20	NO PERMIT ALL OTHERS	2,300	12/20/2022	LG	100	100
		10			06/01/1997		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		ROSEVILLE CONDO				LAND	0	0
Infl1		NOTE				BUILDING	555,800	483,500
Infl2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	555,800	483,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Rinnai heater in Living Room.

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2023	LG
MODEL	10		CONDO	LIST	4/14/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(C) USF 0.50 BAS BMU	10
	20
(B) BAS BMU	8
	20
(A) USF 0.50 BAS	8
	20

(D) PAT	8
	10

YEAR BLT	1932	SIZE ADJ	0.930
NET AREA	700	DETAIL ADJ	1.188
\$NLA(RCN)	\$992	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
PCT COMM INT		8.33	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	14	ROSEVILLE	1.20
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	4	CRAWL	1.00
HEATING	7	FL./WALL FURN.	0.99
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	360	1932	1,016.08	365,790
+	USF	L	UP-STRY FIN	180	1932	812.87	146,316
+	BMU	N	BSMT UNFINISHED	360		33.90	12,204
B	BAS	L	BASE CONDO AREA	160	1932	1,016.08	162,573
D	PAT	N	PATIO	80		9.50	760
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	694,730
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 62
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$555,800