

Key: 2205

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.252

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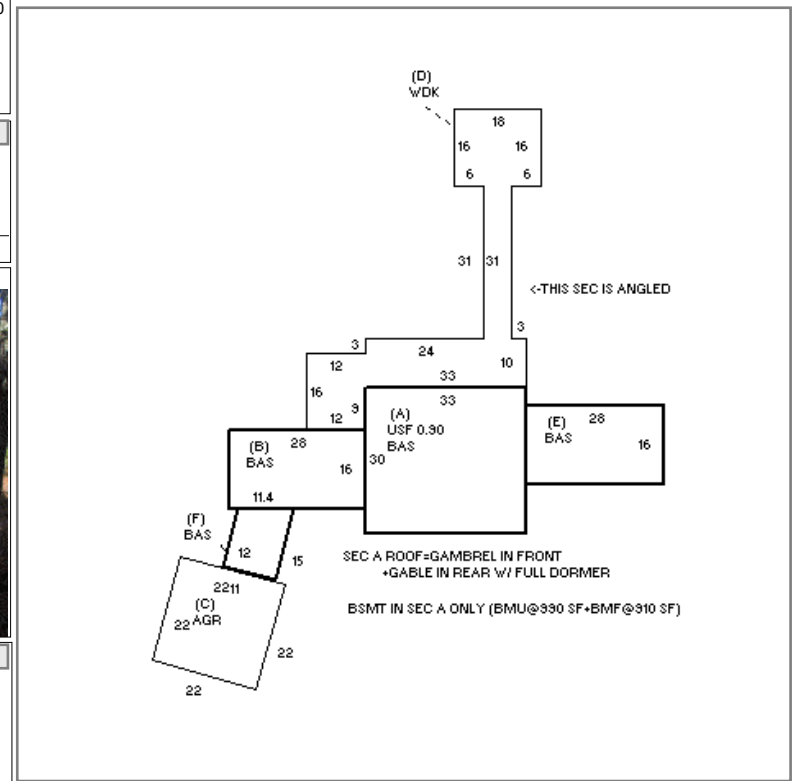
CURRENT OWNER		PARCEL ID		LOCATION	
PESIRI FAMILY INVEST TRUST		45-101-0		13 RYANS WAY	
TRS: PESIRI RICHARD & CAROL		TRANSFER HISTORY		DOS	T
PO BOX 12		PESIRI FAMILY INVEST TRUS		02/02/2017	F
TRURO, MA 02666		PESIRI RICHARD S & CAROL		12/28/2016	F
		PESIRI FAMILY INVESTMENT		10/29/1997	F

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 %
18-404X	11/13/2018	90	BP NVC	8,500	03/13/2019	LG	100 100
14-248	11/18/2014	90	BP NVC	3,900	12/29/2014	FC	100 100
13-271	10/23/2013	90	BP NVC	3,900	12/16/2014	FC	100 100
11-247	11/16/2011	90	BP NVC	3,900	05/02/2012	FC	100 100
08-155	08/19/2008	9	DECK	38,398	04/23/2009	JH	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	576,160	1.00	1	1.00	V5	1.60	446,520
300	A	0.508	13	1.00	1	44,000	1.00	1	1.00	V5	1.60	22,350

TOTAL	1.283 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	468,900	407,700
Inf1	NO ADJ		BUILDING	884,800	718,100			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0	TOTAL	1,353,700	1,125,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/17/2013	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
2ND FLR HEAT=ELEC BB. DEN=4TH BR?

DET  
ACH  
ED

BU  
IL  
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IN  
G

YEAR BLT	1976	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,263,933		
NET AREA	2,925	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,034	1976	349.75	711,385	CONDITION ELEM	CD		
\$NLA(RCN)	\$432	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	891	1976	286.58	255,343				
				ROOF SHAPE	3	GAMBRELL	1.00	C	AGR	N	ATTACHED GARAGE	484		115.59	55,945				
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	ATT WOOD DECK	996		55.14	54,923				
				FLOOR COVER	1	HARDWOOD	1.00		BMF	N	BSMT FINISH	910		154.27	140,383				
				INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	80		99.93	7,995				
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		13,252.80	13,253				
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		18,406.80	18,407				
									ODS	O	OUT DOOR SHOWER	1		0.00					
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	1988 / 34
				STORIES(FAR)	2	1.00												COND	30 30 %
				ROOMS	6	1.00												FUNC	0
				BEDROOMS	3	1.00												ECON	0
				BATHROOMS	3	1.00												DEPR	30 % GD 70
				FIXTURES	9	\$6,300												RCNLD	\$884,800
				UNITS	0	1.00													