

Key: 2275

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.321

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CABANTOG LORENZO R & TRAHAN-LIPTAK HAYLEY 13 UPTON ST, APT 3 BOSTON, MA 02118-1683				46-47-0				7 ERICS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CABANTOG LORENZO R & SPEROS MICHAEL & LORRAINE				08/02/2021	QS	755,500		34347-28			
				06/19/1972	99	1671-158					

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	%
MLS 00-096	06/01/2000	3	REPAIR/REMOD SINGLE FAM R	300,000	03/24/2022 03/28/2002	JN BT	100	100

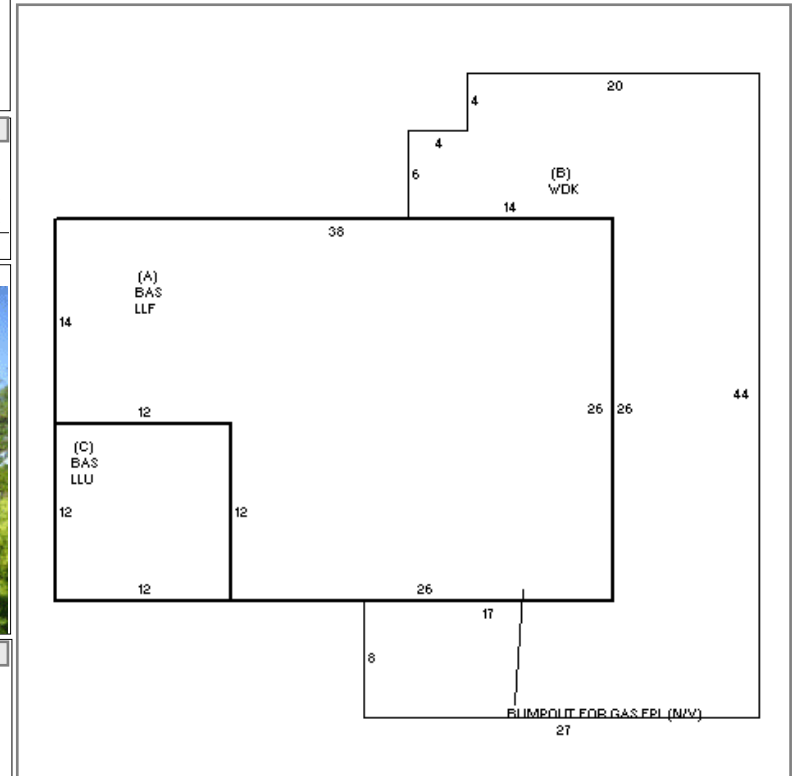
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.530	14	1.00	1.00	414,115	1.30	1.00	R03	1.15		285,480

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE	LAND	285,500	215,800			
Inf1	NO ADJ		BUILDING	535,700	440,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	821,200	656,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BU I L D I N G

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/28/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF=FAM RM+2BR+FULL BATH PER 8/28/15 LIST.

YEAR BLT	2000	SIZE ADJ	1.010
NET AREA	1,832	DETAIL ADJ	1.000
\$NLA(RCN)	\$352	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	844	2000	237.43	200,390
+	BAS	L	BAS AREA	988	2000	359.87	355,551
B	WDK	N	ATT WOOD DECK	700		53.40	37,382
C	LLU	N	LOWER LEVEL UNF	144		184.37	26,550
	GFP	O	GAS FIREPLACE	2		10,695.75	21,392

TOTAL RCN	645,464
CONDITION ELEM	CD
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$535,700