

Key: 2277

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.323

LEG
AL
LAND

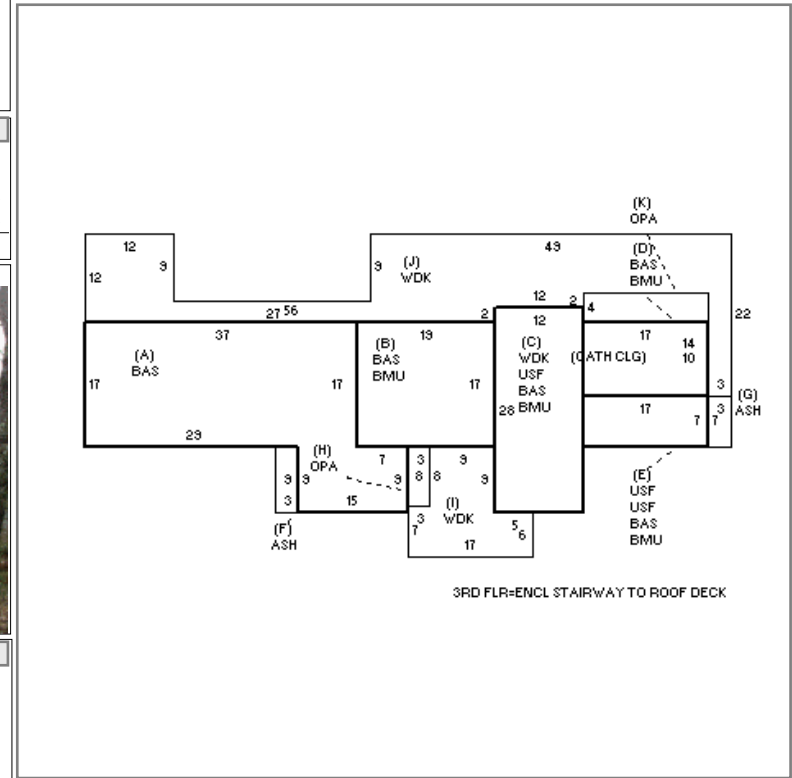
CURRENT OWNER				PARCEL ID				LOCATION			
ELPERIN ELTON & ANNE 49 MONMOUTH ST BROOKLINE, MA 02446				46-49-0				11 ERICS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ELPERIN ELTON & ANNE				05/01/2001	QS	145,000	13784-071				
OJA ALEX A				09/21/1972	99		1724-112				

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	%
CYC	05/25/2023	30	CHECK DATA		02/16/2023	LG	100	100
21-040X	02/01/2021	90	BP NVC	18,000	11/05/2021	LG	100	100
09-097	05/29/2009	9	DECK	6,000	05/24/2010	JH	100	100
07-092	05/07/2007	1	SINGLE FAM R	450,000	04/20/2009	JH	100	100
01-074	05/01/2001	1	SINGLE FAM R	175,000	12/31/2003	JH	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.520	14	1.00	1.00	414,115	1.32	1.00	R03	1.15		283,820

TOTAL	22,651 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE HAS 2-BR DEED RESTRICTION PER BK 21808/311.	LAND	283,800	214,600			
Inf1	NO ADJ		BUILDING	1,164,700	998,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,448,500	1,213,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/16/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/10/2023	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Concrete floor with radiant heat.

DETACHED

BUILDING

YEAR BLT	2007	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,370,279
NET AREA	2,286	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,542	2007	506.68	781,300	CONDITION ELEM	CD
\$NLA(RCN)	\$599	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	948		124.54	118,064		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	+	USF	L	UP-STRY FIN	574	2007	412.98	237,049		
STORIES(FAR)	2	1.00		ROOF COVER	7	ROLL	1.00	D	BAS	L	BAS AREA	170	2007	506.68	86,136		
ROOMS	5	1.00		FLOOR COVER	6	OTHER	1.00	+	ASH	N	ATT SHED	48		72.37	3,474		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	92		154.93	14,254		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	ATT WOOD DECK	1,273		77.86	99,114		
FIXTURES	7	\$4,900		FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		25,989.30	25,989		
UNITS	1	1.00							ODS	O	OUT DOOR SHOWER	1		0.00			
EFF.YR/AGE																2007 / 15	
COND																15 15%	
FUNC																0	
ECON																0	
DEPR																15 % GD 85	
RCNLD																\$1,164,700	