

Key: 2317

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.365

LEGAL LAND

CURRENT OWNER										PARCEL ID			LOCATION			
SEPUCHA ROBERT C & KAREN R 201 INDIAN PIPE LANE CONCORD, MA 01742										46-89-0			7 RYANS WAY			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
SEPUCHA ROBERT C & KAREN										10/15/2015	QS	624,000	29205-305			
BROTHERS PROPERTIES LLC										04/26/2000	QS	350,000	12969-079			
WARNER C RICHARD										07/31/1989	QS	175,000	6825-307			

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	%
22-059	02/16/2022	3	REPAIR/REMOD	109,000	07/01/2022	LG	100	100
20-151X	06/22/2020	6	SHED	6,500	12/14/2020	LG	100	100
17-069	03/10/2017	3	REPAIR/REMOD	30,000	07/23/2018	JN	100	100
13-275	10/28/2013	90	BP NVC	8,000	12/19/2013	FC	100	100
12-259	10/29/2012	90	BP NVC	6,000	01/08/2013	FC	100	100

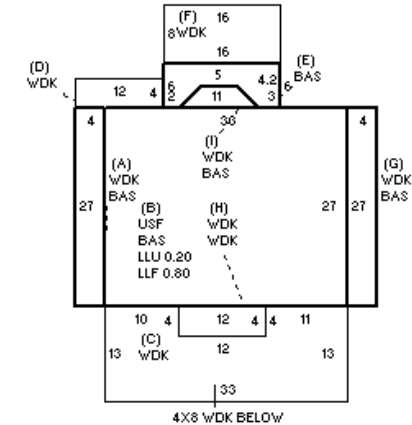
LAND

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	522,145	1.00	1	1.00	R08	1.45	404,660
300	A	0.005	13	1.00	1	39,875	1.00	1	1.00	R08	1.45	200

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	404,900	352,000
Inf1	NO ADJ					BUILDING	641,000	489,400
Inf2	NO ADJ					DETACHED	2,600	2,500
						OTHER	0	0
						<b>TOTAL</b>	<b>1,048,500</b>	<b>843,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 E	10*14	2020	140	18.89	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/1/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplit.

LAND

YEAR BLT	1981	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,446
NET AREA	2,807	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,203	1981	319.97	384,921		
\$NLA(RCN)	\$300	OVERALL	1.080	EXT. COVER	2	CLAPBOARD	1.00	B	LLF	L	LOWER LEVEL FIN	713	1981	217.29	154,931		
				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	178		165.56	29,469		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	891	1981	249.20	222,037		
				FLOOR COVER	4	TILE	1.00	+	WDK	N	ATT WOOD DECK	893		47.95	42,820		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	ATT WOOD DECK	32			92.72	2,967		
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	ODS	O	OUT DOOR SHOWER	1			0.00			
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$641,000