Key: 2525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,592

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BECKERT MICHAEL L & SANTORELLI PEPE PO BOX 807 TRURO, MA 02666	46-316-0	4 HELENS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BECKERT MICHAEL L &	04/17/2014	QS	483,000	28093-110
CHRISANTHOPULOS CHRIS &	10/30/2009	QS	480,000	24130-277
CARREIRO EDWARD ESTATE OF	05/15/2009	99		7614-171+

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	%
94-77	07/08/1994	1	SINGLE FAM R	90,000	09/05/1995		100	100

LAND

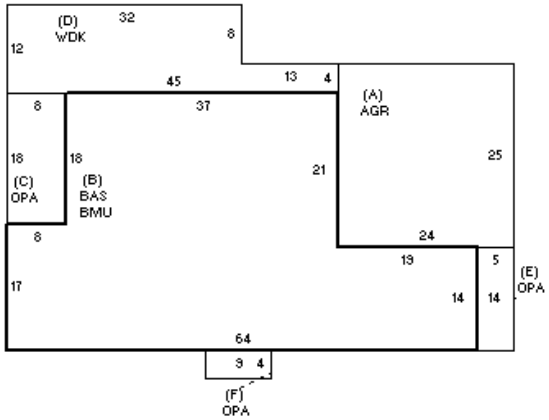
CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00	R03	1.00			279,080
300	A	0.145	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00			3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	0

Nbhd	EAST TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	283,100	246,100
BUILDING	530,000	455,800
DETACHED	0	0
OTHER	0	0
TOTAL	**813,100**	**701,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/26/2021

BLDG COMMENTS

4/26/2021 Owner confirmed interior data at door (C-19).

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/26/2021	LG
LIST	4/26/2021	LG
REVIEW	12/15/2010	MR

YEAR BLT	1994	SIZE ADJ	1.020
NET AREA	1,697	DETAIL ADJ	1.000
$NLA(RCN)	$434	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	2	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	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	600		94.95	56,970
B	BMU	N	BSMT UNFINISHED	1,697		65.67	111,449
B	BAS	L	BAS AREA	1,697	1994	308.18	522,974
+	OPA	N	OPEN PORCH	250		73.75	18,438
D	WDK	N	ATT WOOD DECK	436		50.51	22,024

TOTAL RCN	736,054

CONDITION ELEM	CD

EFF.YR/AGE	1994 / 28		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$530,000		