

Key: 2618

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.689


LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | |
|--|---|---|------|--|----------------|----------------------|----------------------------------|-------|------|-----|------------|-----------|
| SPERBER JONATHAN E & KOUFFMAN JACQUELINE A PO BOX 771 TRURO, MA 02666 | | 47-42-0 | | 3 GROUSE RUN | | | | | | | | |
| | | TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| | | SPERBER JONATHAN E & SARGENT EDWARD V & LINDA CULP ANNA LEE | | 02/28/2019 08/06/2004 08/06/2004 | QS QS 99 | 1,000,000 275,000 | (218696) (174008) (61094+) | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.520 | 12 | 1.00 | 1 | 360,100 | 1.32 | 1 | 1.00 | R05 | 1.00 | 246,800 |

LAND

| TOTAL | 22,651 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|-----|------|---|--------------|------------------|------------------|
| Nbhd | EAST TRURO | NOTE | | | | LAND | 246,800 | 214,600 |
| Infl1 | NO ADJ | | | | | BUILDING | 1,345,800 | 1,105,100 |
| Infl2 | NO ADJ | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,592,600 | 1,319,700 |

DETACHED

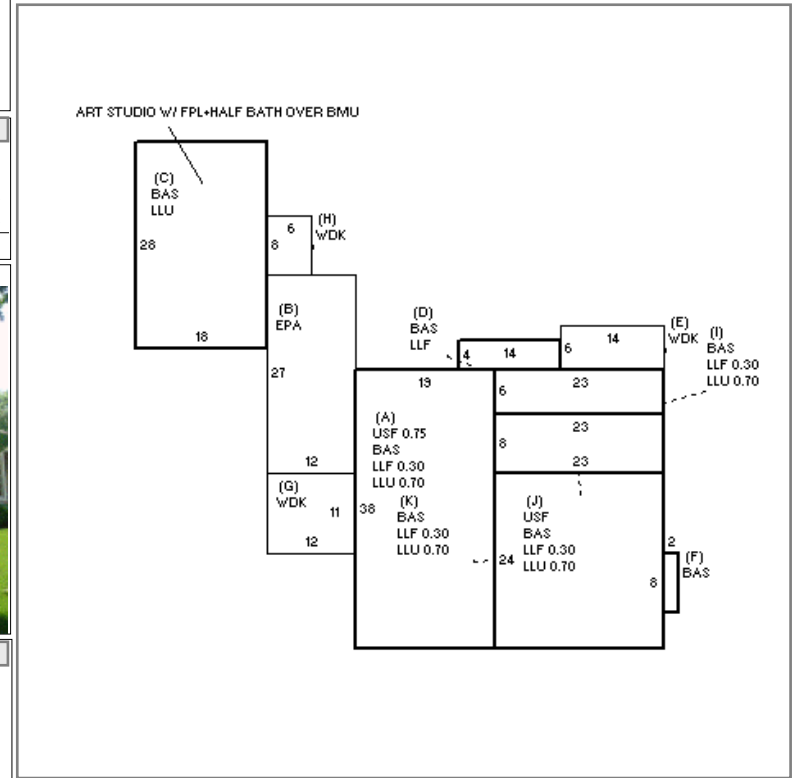
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 07/08/2014 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/12/2015 | FC |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/12/2015 | REF |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/15/2010 | MR |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2008 | SIZE ADJ | 0.975 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,564,850 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|-----------|-----------|
| NET AREA | 3,433 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | LLU | N | LOWER LEVEL UNF | 1,621 | | 183.02 | 296,676 | | |
| \$NLA(RCN) | \$456 | OVERALL | 1.150 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | USF | L | UP-STRY FIN | 726 | 2008 | 305.17 | 221,554 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCL PORCH | 324 | | 152.02 | 49,254 | | |
| | | | | ROOF COVER | 1 | ASPALT SHINGLE | 1.00 | + | LLF | L | LOWER LEVEL FIN | 535 | 2008 | 268.35 | 143,569 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | ATT WOOD DECK | 264 | | 69.75 | 18,413 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BAS AREA | 2,172 | 2008 | 368.63 | 800,675 | | |
| | | | | HEATING/COOLING | 11 | HOT WAT.-CL AIR | 1.05 | F11 | O | FPL 1S 1OP | 1 | | | 13,968.50 | 13,969 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | GFP | O | GAS FIREPLACE | 1 | | | 11,641.00 | 11,641 | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | | 0.00 | | | |

| 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 | % |
| FY2021 07-271 | 11/27/2007 | 35 | RES EXEMPT SINGLE FAM R | 550,000 | 09/09/2020 05/13/2009 | JH | 100 | 100 |



BLDG COMMENTS
2-BR DEED RESTRICTION PER DOC 1078767 ON CTF 174008. RM/BR/BA COUNT PER PLANS INCL RM IN BSMT (=FAM RM?) BBS=ESTIMATE. BATHS=2 FULL+2 HALF+3 EXTRA FIXT.

| COND | 14 | 14 % |
|-------|----|-------------|
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 14 | % GD 86 |
| RCNLD | | \$1,345,800 |