

Key: 2777

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.863

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TETA PAUL A & DIANE L 44 WENDOVER ROAD LONGMEADOW, MA 01106				49-27-0				26 GREAT HILLS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TETA PAUL A & DIANE L				07/24/2014	F	10	28290-288				
26 GREAT HILLS LLC				02/07/2014	O	1,200,000	27978-135				
CANAVARI JOHN R REVOC TRU				04/11/2005	99		19711-78				

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		03/17/2023	LG	100	100
15-123	05/19/2015	90	BP NVC	14,000	09/17/2015	FC	100	100
14-050	04/08/2014	2	ADDITION	350,000	12/05/2014	FC	100	100

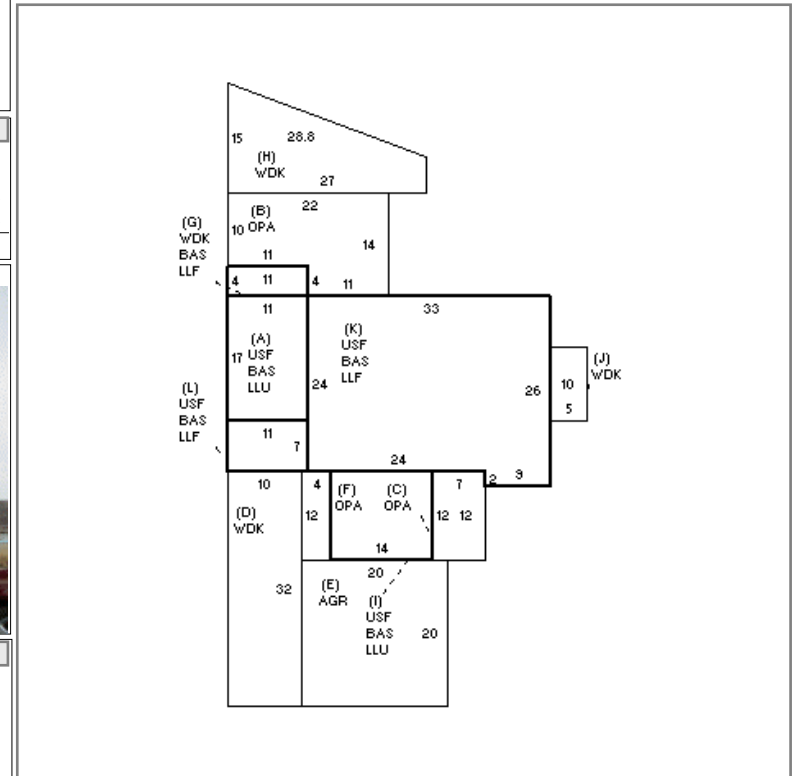
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.610	15	1.00	1	1,692,470	1.18	1	1.00	V17	4.70	1,218,240

TOTAL	26,572 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,218,200	1,059,200
Inf1	NO ADJ		BUILDING	1,131,400	931,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,349,600	1,990,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
2 minisplits for A/C. REBUILT IN 1983 & 2ND FLR ADDED 2014.



BUILDING	CD	ADJ	DESC	MEASURE	3/17/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/17/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,508,552
NET AREA	3,459	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	355		231.48	82,174	CONDITION ELEM	CD
\$NLA(RCN)	\$436	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,286	1983	447.37	575,313		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,074	2014	339.44	364,562		
				ROOF COVER	1	ASPALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	396		98.61	39,051		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	684		67.04	45,857		
				INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATTACHED GARAGE	400		146.64	58,657		
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	+	LLF	L	LOWER LEVEL FIN	931	1983	298.08	277,512		
				FUEL SOURCE	2	GAS	1.00	I	USF	L	UP-STRY FIN	168	1983	339.45	57,027		
									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	1997 / 25
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$1,131,400