

Key: 2809

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.893

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ZAWADUK RUSSELL V & LISA A PO BOX 1163 TRURO, MA 02666-1163				50-22-0				78 DEPOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZAWADUK RUSSELL V & LISA				10/10/1990	QS	91,000	7318-341				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017			0
02-053	03/20/2002	6	SHED	1,825	04/11/2003	BT	100	100
92-042	04/27/1992	1	SINGLE FAM R	120,000	01/01/1996		100	100

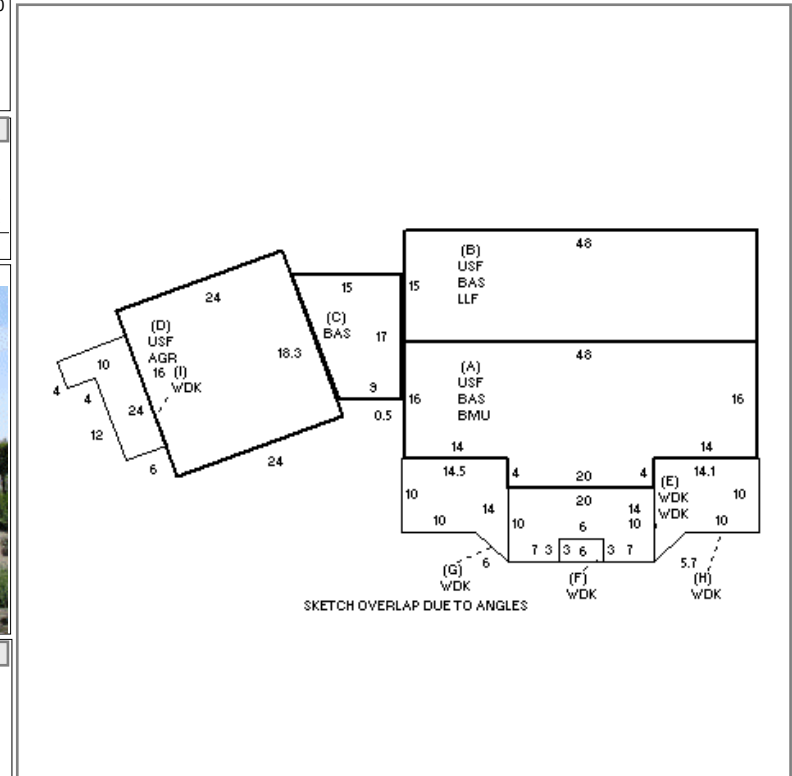
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00	L5	0.90	RW5 0.90	875,043	1.00	1	1.00	V13	3.00	678,160
300	A	0.005 15 1.00	L5	0.90	RW5 0.90	66,825	1.00	1	1.00	V13	3.00	330

TOTAL	33,977 SF	ZONING	LTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY07=CHNG TOPO TO LOC FOR PAMET HARBOR			LAND	678,500	589,900
Inf1	LOC ADJ	O	LIKE 50-10+19. FY07 ABTMT: ADDED MISSING SHF,			BUILDING	1,066,300	877,300
Inf2	RIGHT OF WAY	T	WET ADJ & RW ADJ FOR 3 EASMTS (2 WELLS FOR 2			DETACHED	9,600	9,100
		E	ABUTTERS ON THIS PROP + 1 WATERLINE EASMT			OTHER	0	0
			ACROSS THIS PROP FOR 3RD ABUTTER.			TOTAL	1,754,400	1,476,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 12X20	1960	480	16.15	7,000
SHF	G	1.18 E	1.00 10X14	2002	140	18.89	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/26/2016	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/5/2002	JC
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 FY07=CHGD QUALITY. FY07 ABTMT INSP: ADDED MISSING WDKS, REMEAS DWELL, LIVING AREA IN BSMT, KITCH IN APT OVER GAR = NOW CLASS 104

G

YEAR BLT	1995	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,460,675		
NET AREA	4,633	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	848		79.44	67,365				
\$NLA(RCN)	\$315	OVERALL	0.998	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	2,144	1995	239.47	513,433				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	720	1995	225.05	162,039			
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,769	1995	323.19	571,727				
ROOMS	0	1.00		FLOOR COVER	3	W/W CARPET	1.00	D	AGR	N	ATTACHED GARAGE	576		99.58	57,356				
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	797		49.66	39,582				
BATHROOMS	3.5	1.00		HEATING/COOLING	1	FORCED AIR	1.00		F22	O	FPL 2S 2OP	1		23,208.10	23,208				
FIXTURES	11	\$7,700		FUEL SOURCE	1	OIL	1.00		KIT	O	XTRA KITCHEN	1		18,265.50	18,266				
UNITS	2	.95																	
																EFF.YR/AGE	1995 / 27		
																COND	27 27 %		
																FUNC	0		
																ECON	0		
																DEPR	27	% GD	73
																RCNLD	\$1,066,300		