

Key: 2814

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.898

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CURRENT OWNER		PARCEL ID	LOCATION		
NGUYEN NICOLAS & PIPER BRIAN 28 CONVERSE AVE NEWTON, MA 02458		50-27-0	68 DEPOT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NGUYEN NICOLAS & PIPER BR		02/02/2021	QS	810,000	(225249)
BLUMBERG DOROTHY G		01/03/1989	QS	265,000	(116492)

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 %
MLS		3	REPAIR/REMOD		04/05/2022	JN	100 100
06-025	01/31/2006	90	BP NVC	3,000	05/24/2007	JH	100 100
03-203	10/22/2003	3	REPAIR/REMOD	57,235	10/04/2005	WL	100 100
03-015	01/29/2003	3	REPAIR/REMOD	30,000	04/20/2004	BT	100 100
94-76	07/08/1994	9	DECK	2,200	06/26/1995		100 100

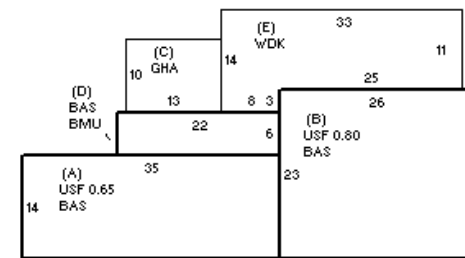
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.320	15	1.00	1	1.00	1	1.00	RV2	1.75		372,420

TOTAL	13,939 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	372,400	370,100
Inf1	NO ADJ		BUILDING	584,700	468,200			
Inf2	NO ADJ		DETACHED	400	400			
			OTHER	0	0			
						TOTAL	957,500	838,700

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 6 SIDES@4' E	1991	42	17.17	400



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BUILDING	CD	ADJ	DESC	MEASURE	3/3/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/3/2022	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplit. Small former CC Cellar under Sec A, open to BMU area.

YEAR BLT	1865	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	835,241		
NET AREA	2,017	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,220	1865	397.78	485,290	CONDITION ELEM	CD		
\$NLA(RCN)	\$414	OVERALL	1.150	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	797	1865	313.00	249,458				
				ROOF SHAPE	1	GABLE	1.00	C	GHA	N	GREENHOUSE	130		183.43	23,846				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	132		108.03	14,261				
				FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	ATT WOOD DECK	387		67.56	26,146				
				INT. FINISH	1	PLASTER	1.00		BMU	N	BSMT UNFINISHED	80		108.03	8,643				
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		F21	O	FPL 2S 1OP	1		19,898.30	19,898				
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES(FAR)		1.8	1.00															COND	30 30 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		3	1.00															DEPR	30 % GD 70
FIXTURES		11	\$7,700															RCNLD	\$584,700
UNITS		0	1.00																