

Key: 3100

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.222

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PAISNER DANIEL & MEDOFF NANCY 16 WARWICK RD, UNIT 1 BROOKLINE, MA 02445				51-54-0				149 COLLINS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PAISNER DANIEL & MEDOFF N				08/26/2021	QS	2,010,000	34413-123				
GRADY MICHAEL J & JANET M				07/08/1997	QS	299,000	10841-069				

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 98-175	10/01/1998	20	NO PERMIT REHAB	275,000	08/25/2021 01/01/2000	LG	100	100

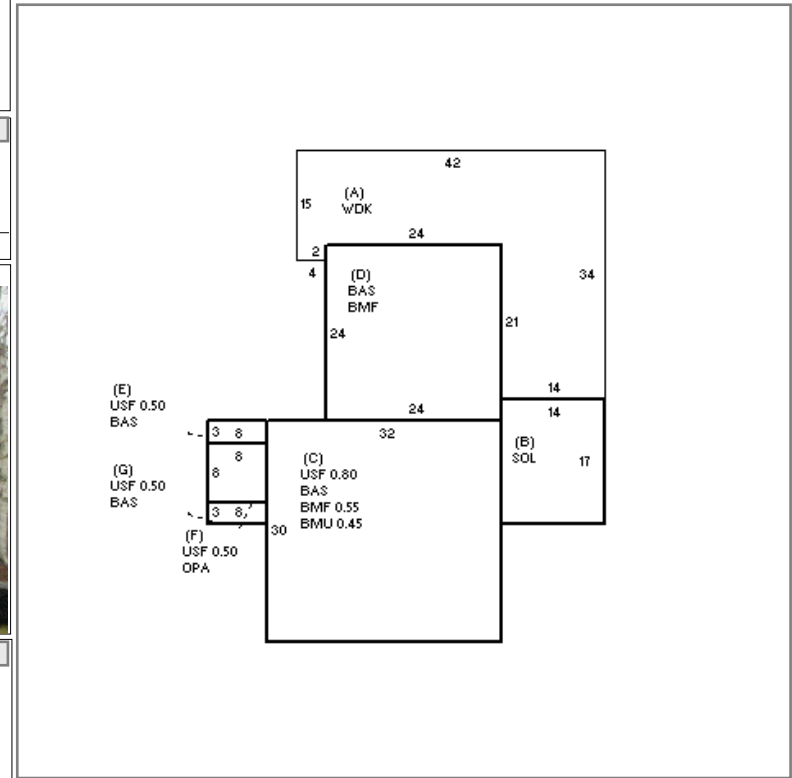
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.650	16	1.00	1.00	828,230	1.13	1.00	SR4	2.30		607,960

TOTAL	28,314 SF	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE PTD SIZE ESTIMATED PER 2010 MEAS (COVERED IN SNOW).	LAND		608,000	528,600		
Infl1	NO ADJ		BUILDING		1,263,100	1,044,200		
Infl2	NO ADJ		DETACHED		3,600	3,400		
		OTHER		0	0			
		TOTAL		1,874,700	1,576,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	G	1.18 F 0.60			1	3,221.87	1,900	02/07/2020
PTD	G	1.18 G 0.90	IRREG		680	2.71	1,700	



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2020	LG
MODEL	1		RESIDENTIAL	LIST	1/6/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
EFF YR=TOTAL REHAB+ADDN 1998

BUILDING

YEAR BLT	1941	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,435,325		
NET AREA	2,646	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	848		68.08	57,728	CONDITION ELEM	CD		
\$NLA(RCN)	\$542	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	B	SOL	L	SOLARIUM	238	1941	267.92	63,764				
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	432		123.37	53,297				
STORIES(FAR)	1.8	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	824	1941	353.78	291,517				
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	BMF	N	BSMT FINISH	1,104		182.25	201,207				
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	576	1941	449.75	259,057				
BATHROOMS	3.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BAS AREA	1,008	1941	449.75	453,348				
FIXTURES	14	\$9,800		FUEL SOURCE	1	OIL	1.00	F	OPA	N	OPEN PORCH	64		153.15	9,802				
UNITS	0	1.00							PAT	N	PATIO	660		19.82	13,083				
												F12	O	FPL 1S 2OP	1	22,723.10	22,723		
												ODS	O	OUT DOOR SHOWER	1	0.00			
												EFF.YR/AGE		2010 / 12		COND		12 12 %	
												FUNC		0		ECON		0	
												DEPR		12 % GD		88			
												RCNLD				\$1,263,100			