

Key: 3156

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.277

LEGAL

LAND

DETACHED

BUILDING

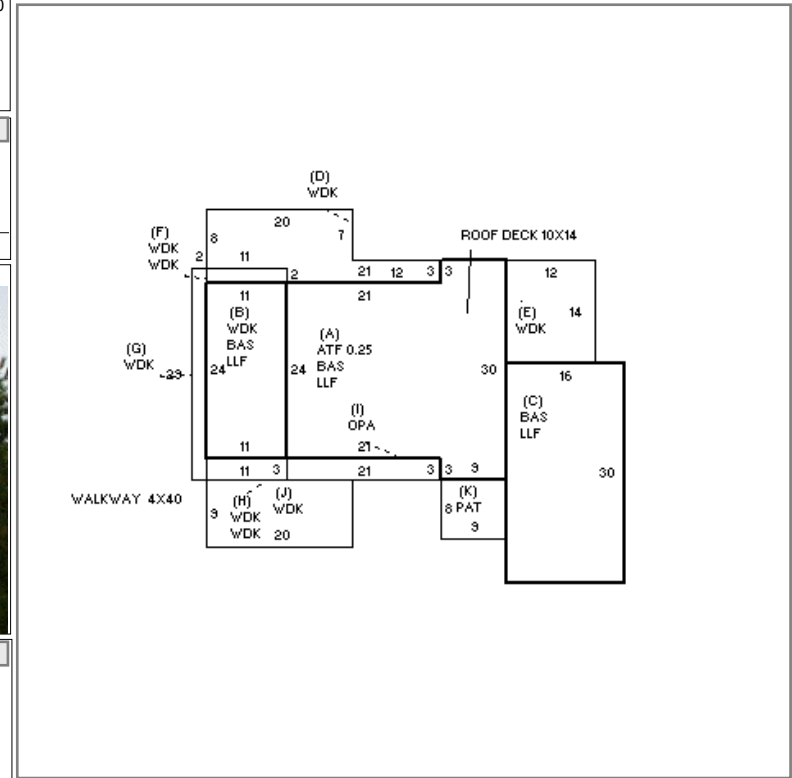
CURRENT OWNER				PARCEL ID				LOCATION			
GROSSBERG STEPHEN & CARPENTER GAIL A 50 HYDE ST NEWTON, MA 02461-1206				53-8-0				1 DESCHAMPS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GROSSBERG STEPHEN & CARPENTER GAIL A				06/20/2012	A	26432-53					
GROSSBERG STEPHEN & CARPENTER GAIL A				06/20/2012	A	26432-51					
GROSSBERG STEPHEN & CARPENTER GAIL A				10/21/1994	99	9415-190					

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	%
19-265X	09/03/2019	90	BP NVC	1,400	02/10/2020	LG	100	100
17-163X	06/06/2017	90	BP NVC	3,423	07/24/2018	JN	100	100
98-038	02/01/1998	2	ADDITION	87,000	07/01/2000		100	100
95-012	02/08/1995	4	REHAB	130,000	06/26/1995		100	100

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	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
300	A	0.235	15	1.00	1	192,500	1.00	1	1.00	WF2	7.00	45,240

TOTAL	1.010 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,998,800	1,737,900
Inf1	NO ADJ		BUILDING	907,600	751,700			
Inf2	NO ADJ		DETACHED	2,900	2,700			
			OTHER	0	0			
<b>TOTAL</b>			<b>2,909,300</b>	<b>2,492,300</b>				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	+	1.10	A 0.75	ROOF DECK 10	140	12.10	1,300
PTD	-	0.90	A 0.75	UNDER WDK 9'	126	2.07	200
CAN	G	1.18	A 0.75	OVER WDK 9'2	1955	8.50	1,400



BUILDING	CD	ADJ	DESC	MEASURE	11/27/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/13/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1955	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,243,272
NET AREA	3,036	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	1,518	1955	285.54	433,443	CONDITION ELEM	CD
\$NLA(RCN)	\$410	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,518	1955	441.27	669,844		
CAPACITY				STORIES(FAR)	1.5	1.00	1.00	A	ATF	N	FINISHED ATTIC	194		232.78	45,160		
ROOMS	0	1.00	1.00	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	994		66.79	66,390		
BEDROOMS	4	1.00	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	I	OPA	N	OPEN PORCH	63		150.25	9,466		
BATHROOMS	3	1.00	1.00	FLOOR COVER	1	HARDWOOD	1.00	K	PAT	N	PATIO	72		33.71	2,427		
FIXTURES	9	\$6,300		INT. FINISH	2	DRYWALL	1.00	WDK	N	N	ATT WOOD DECK	100		102.42	10,242		
UNITS	0	1.00		HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
EFF.YR/AGE 1995 / 27																	
COND 27 27 %																	
FUNC 0																	
ECON 0																	
DEPR 27 % GD 73																	
RCNLD \$907,600																	