

Key: 3160

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.281

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
VAIDA GEORGE A & ABI-YOUNES SYLVIE A 35 WOODLAND AVE WESTWOOD, MA 02090										53-12-0				29 GREAT HILLS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										11/15/2002	99			15923-241			
										05/27/1997	H			10766-133			
										02/04/1997	H			10597-281			
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.590 15 1.00		1 1.00	1 1.00	1,296,360	1.21	1 1.00	V16 3.60			923,640					

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	%
17-097	04/06/2017	10	ALL OTHERS	10,000	01/18/2018	LG	100	100
16-264	11/08/2016	70	POOL	52,000	01/18/2018	LG	100	100
14-245	11/17/2014	4	REHAB	248,000	12/15/2016	LG	100	100
12-334	12/03/2012	6	SHED	9,000	10/30/2013	FC	100	100
12-126	05/14/2012	10	ALL OTHERS	130,412	10/30/2013	FC	100	100

LAND

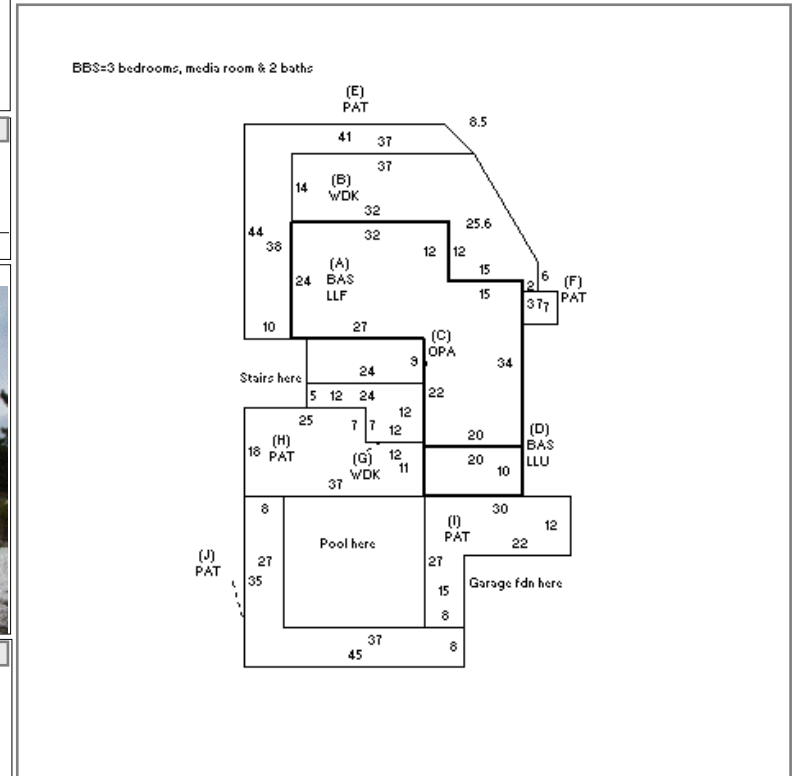
TOTAL	25,700 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE SHF IS DOWN HILL ON WEST SIDE OF SFR.				LAND	923,600	803,100
Inf1	NO ADJ					BUILDING	1,156,400	956,100
Inf2	NO ADJ					DETACHED	12,900	12,300
						OTHER	0	0
TOTAL						TOTAL	2,092,900	1,771,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G+	0.95 18*12	2013	216	17.52	3,600
SPG	M	0.60 G	0.90 4*6+6*12+10*	2017	456	22.68	9,300



BLDG COMMENTS
HEAT CONVERTED TO GAS FHW (MINI-SPLIT UNITS ON 1ST FLR ONLY)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2016	LG
MODEL	1		RESIDENTIAL	LIST	5/26/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1979	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,314,059		
NET AREA	2,976	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,388	1979	284.69	395,144	CONDITION ELEM	CD		
\$NLA(RCN)	\$442	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,588	1979	435.60	691,731				
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	ATT WOOD DECK	983		65.93	64,812				
				ROOF COVER	7	ROLL	1.00	C	OPA	N	OPEN PORCH	216		102.68	22,179				
				FLOOR COVER	2	SOFTWOOD	1.00	D	LLU	N	LOWER LEVEL UNF	200		227.64	45,529				
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	2,331		19.20	44,751				
				HEATING/COOLING	1	FORCED AIR	1.00		PAT	N	PATIO	420		20.48	8,601				
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		13,205.50	13,206				
										HTB	O	HOT TUB	1		17,606.80	17,607			
										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	\$1,156,400