

Key: 3410

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.540

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--------------------------------|--|--------------------------|--|-----------------|----|
| ROSENTHAL AVE D 2004 REV TRUST | | 58-20-0 | | 34 SANDPIPER RD | |
| TRS: ROSENTHAL AVE D | | TRANSFER HISTORY | | DOS | T |
| PO BOX 673 | | ROSENTHAL AVE D 2004 REV | | 05/21/2004 | 99 |
| TRURO, MA 02666-0673 | | ROSENTHAL AVE D | | 04/19/2001 | 99 |
| | | ROSENTHAL MARK & AVE D | | 09/26/1980 | 99 |


| 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 % |
| 18-150 | 05/04/2018 | 4 | REHAB | 20,000 | 07/24/2018 | LG | 100 100 |
| FY2018 | | 35 | RES EXEMPT | | 10/13/2017 | | 0 0 |
| 01-163 | 09/21/2001 | 3 | REPAIR/REMOD | 200,000 | 03/12/2003 | LVM | 100 100 |

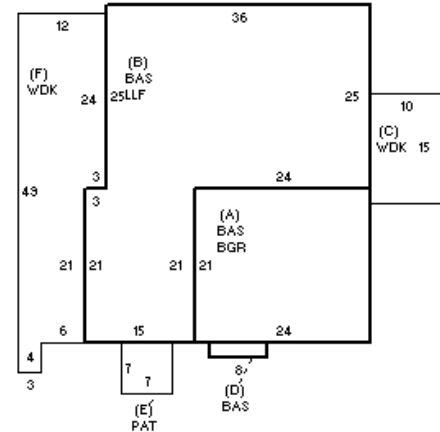
LAND

| 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 | ER7 | 0.95 1 | 1.00 | 2,394,665 | 1.00 1 | 1.00 | WF2 | 7.00 | 1,855,870 |
| 300 | A | 0.015 15 | 1.00 | 1 | 1.00 1 | 1.00 | 192,500 | 1.00 1 | 1.00 | WF2 | 7.00 | 2,890 |

| TOTAL | 34,413 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd | SOUTH TRURO | NOTE | | | | LAND | 1,858,800 | 1,616,200 |
| Inf1 | EROSION | | BUILDING | 830,700 | 688,100 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 2,689,500 | 2,304,300 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 12/17/2021 |
|----|------|------|----------|----|-------|-----------|-------|------------------------------------------------------------------------------------|------------|
| | | | | | | | |  | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/17/2021 | LG |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/4/2010 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/6/2021 | MR |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1980 | SIZE ADJ | 0.985 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,137,909 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 2,950 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | BGR | N | SF BSMT GARAGE | 504 | | 129.24 | 65,137 | | |
| \$NLA(RCN) | \$386 | OVERALL | 1.020 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | B | LLF | L | LOWER LEVEL FIN | 1,215 | 1980 | 263.98 | 320,738 | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.00 | + | WDK | N | ATT WOOD DECK | 639 | | 61.14 | 39,067 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,735 | 1980 | 397.86 | 690,289 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | PAT | N | PATIO | 49 | | 34.41 | 1,686 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 14,693.30 | 14,693 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 |
| | | | | | | | | | | | | | | | | COND | 27 27 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 27 % GD 73 |
| | | | | | | | | | | | | | | | | RCNLD | \$830,700 |