

Key: 3414

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.544

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSENTHAL HARVEY & ANDREA 202 COMMONWEALTH AVE BOSTON, MA 02116				58-24-0				32 SANDPIPER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSENTHAL HARVEY & ANDREA				01/16/1991	N	285,000	(122508+)				

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	%
96-142	10/01/1996	2	ADDITION	35,000	06/01/1997		100	100
91-024	04/10/1991	1	SINGLE FAM R	248,000	10/27/1992		100	100
91-013	03/06/1991	10	ALL OTHERS	10,000	05/24/1991		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	0.155 15 1.00	1 1.00 1 1.00	192,500	1.00 1	1.00	WF2	7.00				29,840

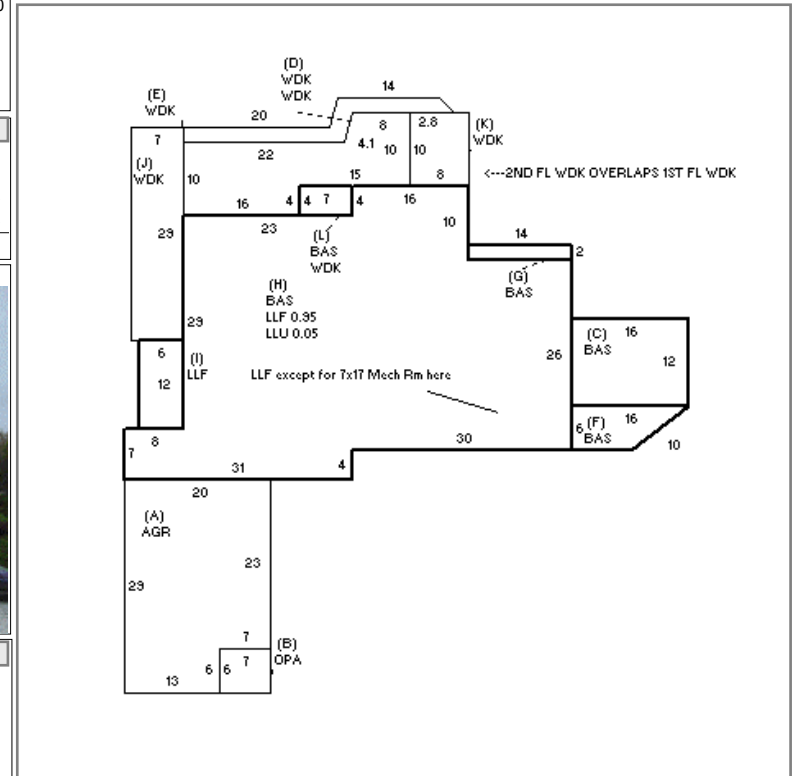
TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,885,700	1,639,600
Inf1	EROSION		BUILDING	1,087,800	922,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,973,500	2,562,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	G	1.18 A 0.75			1	0.00	



BLDG COMMENTS		
LLF except for Tx17 Mech Rm here		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,553,932																	
NET AREA	3,949	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	538		132.70	71,392																			
\$NLA(RCN)	\$394	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	42		162.37	6,820																			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	2,144	1991	410.45	879,996																			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	959		64.71	62,061																			
				FLOOR COVER	3	W/W CARPET	1.00	H	LLU	N	LOWER LEVEL UNF	91		223.43	20,332																			
				INT. FINISH	2	DRYWALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,805	1991	271.12	489,379																			
				HEATING/COOLING	5	ELECTRIC	0.95	F11	O	FPL 1S 1OP	1		15,552.80	15,553																				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1		0.00																					
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