

Key: 3415

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.545

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KABOOLIAN LINDA 23 HIGHLAND STREET CAMBRIDGE, MA 02138		58-25-0		30 SANDPIPER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KABOOLIAN LINDA		07/20/2020	QS	2,200,000	(223075)
GRADY FAMILY LIVING TRUST		02/01/2016	A		(208674)
GRADY JOHN T JR		08/25/2011	99		(195038)

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 %
21-395X	11/03/2021	4	REHAB	14,000	01/20/2022	LG	100 100
21-302	08/30/2021	80	SOLAR TAXABL	91,023	06/14/2022	LG	100 100

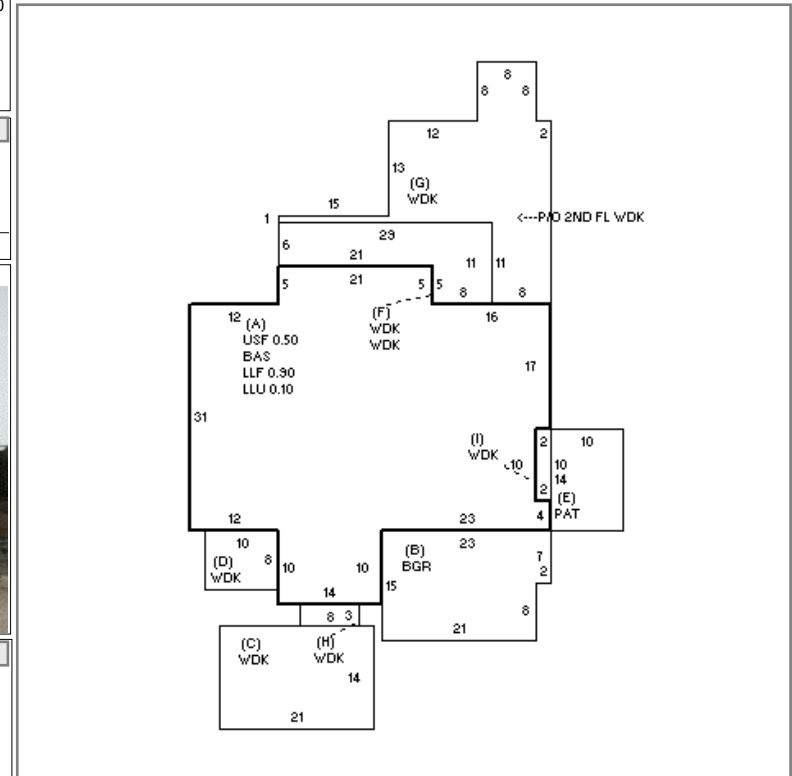
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 15 1.00	ER7	0.95 1	1.00	2,394,665	1.00 1	1.00	WF2	7.00		1,855,870
300	A	0.205 15 1.00	1	1.00 1	1.00	192,500	1.00 1	1.00	WF2	7.00		39,460

TOTAL	42,689 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	1,895,300	1,647,900			
Inf1	EROSION		BUILDING	1,098,400	897,700			
Inf2	NO ADJ		DETACHED	2,400	2,300			
			OTHER	0	0			
TOTAL			TOTAL	2,996,100	2,547,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	G	1.18 A	0.75 8*8		1	3,221.87	2,400



BLDG COMMENTS
32 SF BAS+USF=TRIANGLE EXT ON SO SIDE.
LIMITED ACCESS TO SIDE & REAR WDKS FOR MEAS. K reno 1999.



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/5/2010	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,569,130
NET AREA	4,234	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLU	N	LOWER LEVEL UNF	174		207.87	36,169	CONDITION ELEM	CD
\$NLA(RCN)	\$371	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	1,570	1980	257.39	404,098		
CAPACITY		UNITS	ADJ	ROOF SHAPE	7	OTHER	1.00	A	BAS	L	BAS AREA	1,744	1980	391.80	683,303		
STORIES(FAR)	1.5	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	A	USF	L	UP-STRY FIN	872	1980	312.89	272,841		
ROOMS	0	1.00		FLOOR COVER	4	TILE	1.00	B	BGR	N	SF BSMT GARAGE	329		127.27	41,873		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	1,321		60.21	79,532		
BATHROOMS	4	1.00		HEATING/COOLING	2	HOT WATER	1.02	E	PAT	N	PATIO	140		23.37	3,272		
FIXTURES	14	\$9,800		FUEL SOURCE	1	OIL	1.00		BAS	L	BAS AREA	32	1980	405.72	12,983		
UNITS	0	1.00							USF	L	UP-STRY FIN	16	1980	322.57	5,161		
																EFF.YR/AGE	1991 / 31
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$1,098,400