Key: 3416

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,546

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PISAPIO REALTY TRUST TRS: PISAPIO LAWRENCE T JR. & 100 GRETCHEN LN HOLLISTON, MA 01746	58-27-0	15 SANDPIPER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PISAPIO REALTY TRUST	06/18/2018	F	1	(216461)
PISAPIO LAWRENCE T & GAIL	04/25/1996	QS	257,400	(140419)

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	%

LAND

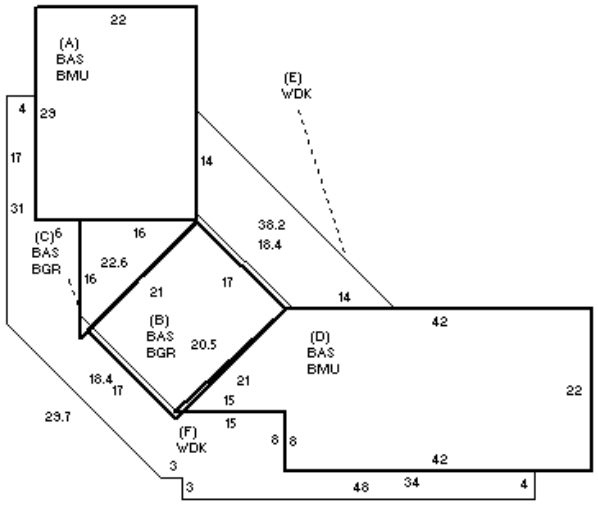
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.770	15 1.00	1 1.00	1 1.00	990,275	1.00	1 1.00	V7 2.75			765,940
350	A	0.010	15 1.00	1 1.00	1 1.00	6,900	1.00	1 1.00	TWP 1.00			70

TOTAL	33,977 SF	ZONING	RES	FRNT	0

Nbhd	SOUTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	766,000	484,400
BUILDING	731,500	597,900
DETACHED	600	600
OTHER	0	0
TOTAL	**1,498,100**	**1,082,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	A 0.75	19X19 ROUND		361	2.30	600

PHOTO 01/28/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/28/2019	LG
LIST	8/4/2010	JH
REVIEW	12/13/2010	MR

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,152	DETAIL ADJ	1.000
$NLA(RCN)	$493	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,667		80.17	133,643
+	BAS	L	BAS AREA	2,152	1982	366.65	789,034
+	BGR	N	SF BSMT GARAGE	485		122.20	59,268
+	WDK	N	ATT WOOD DECK	992		57.81	57,346
	F11	O	FPL 1S 1OP	1		13,893.30	13,893
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,060,184

CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	$731,500