

Key: 3477

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.614

LEGAL

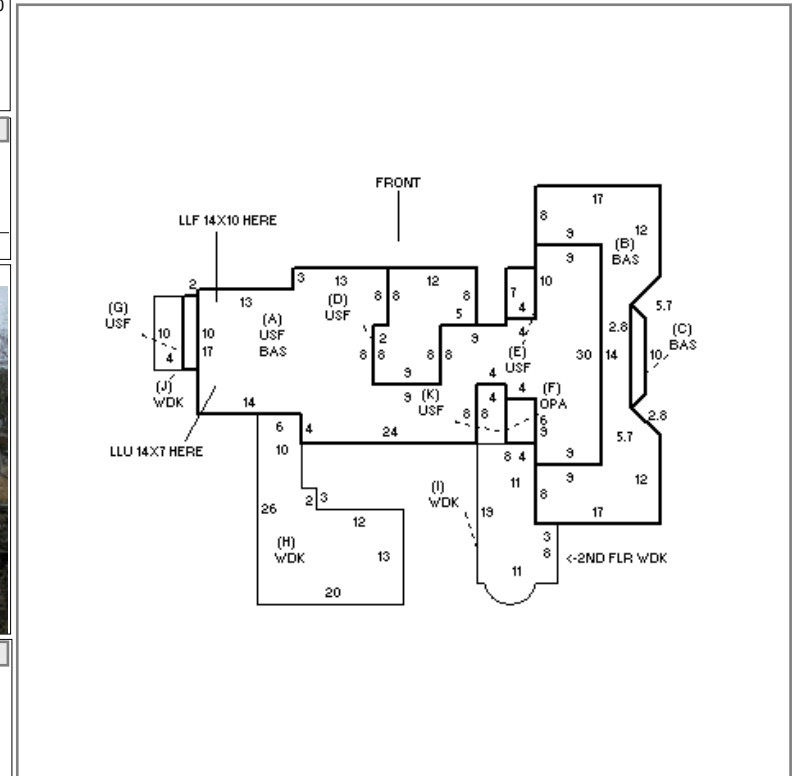
LAND

| CURRENT OWNER   |   |               |      | PARCEL ID  |      |            |              | LOCATION        |      |    |            |           |
|---|---|---------------|------|------------|------|------------|--------------|-----------------|------|----|------------|-----------|
| 11 SANDPIPER ROAD, LLC<br>MGRS: BERNADETTE T HUANG ET AL<br>71 EDGEHILL ROAD<br>NEW HAVEN, CT 06511 |   |               |      | 59-22-0    |      |            |              | 11 SANDPIPER RD |      |    |            |           |
| TRANSFER HISTORY  |   |               |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |                 |      |    |            |           |
| 11 SANDPIPER ROAD, LLC  |   |               |      | 04/07/2022 | QS   | 2,500,000  | (216094)     |                 |      |    |            |           |
| BOUCHER JOHN J & WENDY AN   |   |               |      | 05/04/2018 | QS   | 1,268,000  | (216094)     |                 |      |    |            |           |
| YAREMKO JOANNE LIVING TRU   |   |               |      | 09/04/2009 | 99   |            | (189454)     |                 |      |    |            |           |
| 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 | 1    | 1.00       | 1    | 990,275    | 1.00         | 1               | 1.00 | V7 | 2.75       | 767,460   |
| 300   | A | 0.095 15 1.00 | 1    | 1.00       | 1    | 75,625     | 1.00         | 1               | 1.00 | V7 | 2.75       | 7,180     |

| 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 %   |
| 23-281 | 07/17/2023 | 6             | SHED         | 90,000  |            |        | 0 0     |
| MLS    | 03/27/2023 | 4             | REHAB        |         | 03/27/2023 | JN     | 100 100 |
| 06-191 | 08/16/2006 | 9             | DECK         | 15,000  | 06/01/2007 | JH     | 100 100 |
| 94-94  | 07/15/1994 | 1             | SINGLE FAM R | 250,000 | 09/06/1995 |        | 100 100 |

| TOTAL | 37,897 SF   | ZONING           | RES          | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd  | SOUTH TRURO | N<br>O<br>T<br>E | LOT 41       |                  |                  | LAND     | 774,600 | 489,900  |
| Inf1  | NO ADJ      |                  | BUILDING     | 1,307,700        | 993,000          |          |         |          |
| Inf2  | NO ADJ      |                  | DETACHED     | 0                | 0                |          |         |          |
|       |             |                  | OTHER        | 0                | 0                |          |         |          |
|       |             |                  | <b>TOTAL</b> | <b>2,082,300</b> | <b>1,482,900</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



**BLDG COMMENTS**  
 LLF IS AN OFFICE PER MAY 2002 MEMO FROM HEALTH AGENT. Since 2019, replcd roof & heating system, added a/c, and kitchen renovation. Minisplits (3)

DETACHED

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/17/2023  | LG |
|----------|----|------|---------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/11/2014  | FC |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 12/13/2010 | MR |
| QUALITY  | V  | 1.55 | VERY GOOD [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |    |

| YEAR BLT   | 1994  | SIZE ADJ   | 0.985 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 1,406,103   |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-------------|
| NET AREA   | 2,834 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BAS | L | BAS AREA        | 1,459 | 1994 | 513.77    | 749,594 | CONDITION ELEM | CD          |
| \$NLA(RCN) | \$496 | OVERALL    | 1.130 | EXT. COVER      | 2  | CLAPBOARD       | 1.00 | + | USF | L | UP-STRY FIN     | 1,235 | 1994 | 393.73    | 486,254 |                |             |
|            |       |            |       | ROOF SHAPE      | 7  | OTHER           | 1.00 | F | OPA | N | OPEN PORCH      | 32    |      | 195.11    | 6,244   |                |             |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK   | 576   |      | 77.76     | 44,792  |                |             |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |   | LLF | L | LOWER LEVEL FIN | 140   | 1994 | 359.04    | 50,266  |                |             |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | LLU | N | LOWER LEVEL UNF | 98    |      | 268.50    | 26,313  |                |             |
|            |       |            |       | HEATING/COOLING | 15 | FHW/DCTLS AC    | 1.03 |   | F22 | O | FPL 2S ZOP      | 1     |      | 36,340.20 | 36,340  |                |             |
|            |       |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                |             |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2015 / 7    |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 07 07 %     |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0           |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0           |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 7 % GD 93   |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$1,307,700 |