Key: 3478

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,615

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLOMBO R DINO 2008 IRREV TRST TRS: SWAPP RUSSELL B 52 MONTVALE RD GARDNER, MA 01440	59-23-0	9 SANDPIPER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLOMBO R DINO 2008 IRREV	09/10/2008	99		(186870)
COLOMBO RICHARD D	12/26/2000	J		(160191)
COLOMBO RICHARD D & ELAIN	04/15/1988	99		(113957)

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	%
86-193	10/29/1986	1	SINGLE FAM R		12/31/1987	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	990,275	1.00	1	1.00	V9	2.75			767,460
300	A	0.145	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V9	2.75			10,970

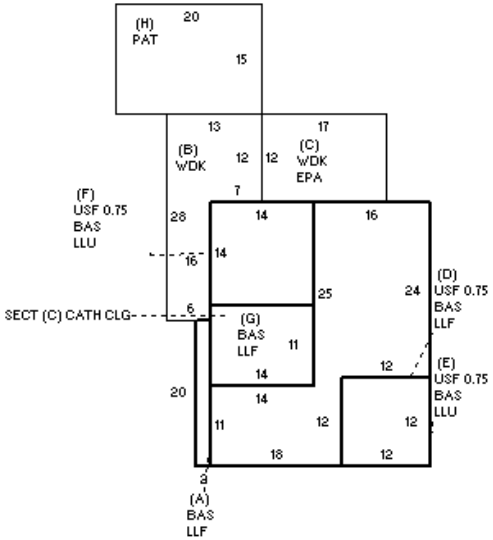
TOTAL	40,075 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	FY11 VW INCR PER FIELD REV.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	778,400	492,200
BUILDING	705,700	572,900
DETACHED	900	900
OTHER	0	0
TOTAL	**1,485,000**	**1,066,000**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	6X8		48	17.17	600
PTD	A	1.00	A	0.75	13*15		195	2.30	300

PHOTO 01/28/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/28/2019	LG
LIST	8/3/2010	JH
REVIEW	4/6/2021	MR

BLDG COMMENTS

PAT=8X8+12X14-BOTH DETACHED. PER DUARTE/DOWNEY WEBSITE HAS OIL FHW HEAT+2 FPL'S.

YEAR BLT	1986	SIZE ADJ	0.990
NET AREA	2,595	DETAIL ADJ	1.000
$NLA(RCN)	$394	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
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	2	WOOD SHINGLES	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	780	1986	262.78	204,971
+	BAS	L	BAS AREA	966	1986	390.78	377,497
+	WDK	N	ATT WOOD DECK	456		61.85	28,205
C	EPA	N	ENCL PORCH	204		160.59	32,761
+	USF	L	UP-STRY FIN	695	1986	304.48	211,612
+	LLU	N	LOWER LEVEL UNF	340		200.22	68,074
G	BAS	L	BAS AREA	154	1986	390.78	60,180
H	PAT	N	PATIO	300		20.26	6,079
	F22	O	FPL 2S 2OP	1		27,098.90	27,099
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,022,778
CONDITION ELEM	CD

EFF.YR/AGE	1986 / 36		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$705,700