

Key: 3495

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.633

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
PROSPECT REALTY TRUST II TRS: COOPER STEPHANIE ET AL PO BOX 528 TRURO, MA 02666										59-41-0				2 SANDPIPER RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
PROSPECT REALTY TRUST II										06/07/2010		99		(183923+)			
PROSPECT REALTY TRUST II										08/21/2007		99		(183923)			
PROSPECT REALTY TRUST										05/17/2000		F		(157661)			

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	%
18-224X	07/12/2018	90	BP NVC	550			100	100
16-273	11/15/2016	3	REPAIR/REMOD	30,000	05/02/2017	LG	100	100
08-221	11/03/2008	90	BP NVC	10,000	04/10/2009	JH	100	100

LAND

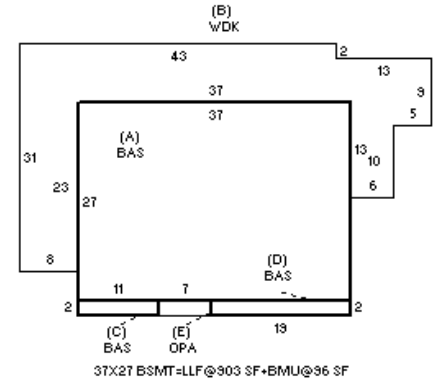
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V12	2.75		767,460
300	A	0.545	15	1.00	1	1.00	1	1.00	V12	2.75		41,220

DETACHED

TOTAL	1.320 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		NOTE				LAND	808,700	703,100
Inf1	NO ADJ			BUILDING	460,300	373,800			
Inf2	NO ADJ			DETACHED	900	900			
				OTHER	0	0			
				TOTAL	1,269,900	1,077,800			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/21/2015
SHF	A	1.00	F 0.60	12'8"		96	16.47	900	



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/27/2015	FC
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
RM/BR/BA COUNT INCL 4RM/3BR/1BA IN BSMT.
EXTRA FIXT=LAUNDRY SINK. FPL (1ST FLR)
+WOODSTOVE (BSMT) ON SAME CHIMNEY.

INDING

YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,172
NET AREA	1,962	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,059	1978	359.87	381,102		
\$NLA(RCN)	\$340	OVERALL	1.020	EXT. COVER	8	TEX PLYWOOD	1.00	B	WDK	N	ATT WOOD DECK	699		53.40	37,327		
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	14		166.37	2,329		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		LLF	L	LOWER LEVEL FIN	903	1978	237.43	214,398		
				FLOOR COVER	1	HARDWOOD	1.00		BMU	N	BSMT UNFINISHED	96		96.78	9,291		
				INT. FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		17,825.40	17,825		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EFF.YR/AGE	1983 / 39
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$460,300