Key: 489

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 398

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TIROZZI KAREN JEANNE & PEASE DANIELLE KATHLEEN 110 UNION PARK 00 STREET #4 BOSTON, MA 02118	22-1-0	16 HIGHLAND AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TIROZZI KAREN JEANNE &	12/02/2020	QS	540,000	33535-79
KING ZIMMERMANN LIVING TR	07/07/2015	F		28993-116
ZIMMERMANN PETER &	10/31/1986	99		5380-122+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

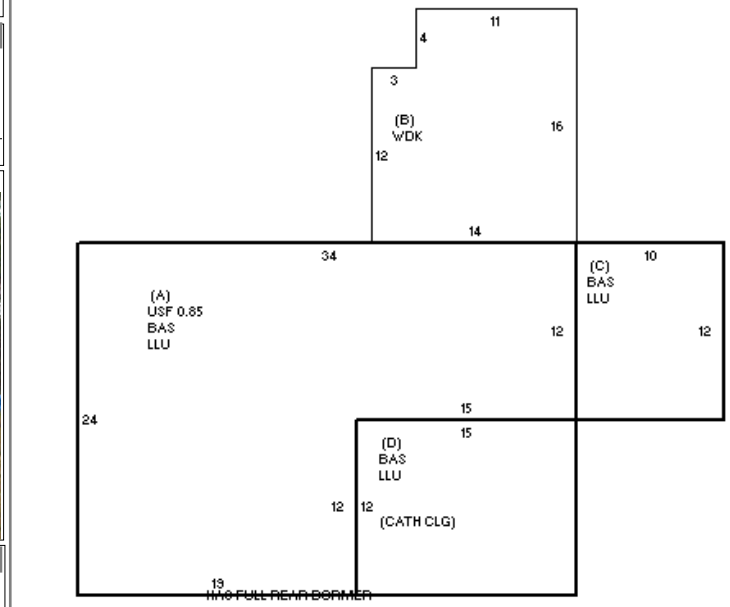
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-320X	09/15/2021	90	BP NVC	1,285	12/08/2021	LG	100	100
86-218	11/25/1986	1	SINGLE FAM R		12/31/1987	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	T12	0.95	1	1.00	342,095	1.00	1	1.00	R03	1.00			265,120
300	A	0.125	11	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00			3,440

TOTAL	39,204 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	INCL 22-023+DUPLICATE PARCELS 22-056+22-057 (0.23 AC EA). FY11=ADDED TOPO PER FIELD REVIEW (IN HOLLOW+SEVERE SLOPE BEHIND SFR).		
Infl1	TOPOGRAPHY				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	268,600	233,500
BUILDING	447,300	385,000
DETACHED	400	400
OTHER	0	0
TOTAL	**716,300**	**618,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A	0.75	EST 12*20	2020	240	2.30	400

PHOTO 12/08/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/21/2018	LG
LIST	11/5/2018	LG
REVIEW	11/10/2010	MR

YEAR BLT	1987	SIZE ADJ	1.030
NET AREA	1,477	DETAIL ADJ	1.005
$NLA(RCN)	$439	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	12	OTHER	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	936		169.80	158,929
+	BAS	L	BAS AREA	756	1987	344.16	260,182
A	USF	L	UP-STRY FIN	541	1987	270.88	146,548
B	WDK	N	ATT WOOD DECK	212		61.28	12,992
D	BAS	L	BAS AREA	180	1987	344.16	61,948
	MST	O	MASONRY STACK	1		3,409.20	3,409
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	648,209

CONDITION ELEM	CD

EFF.YR/AGE	1987 / 35	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$447,300