

Key: 591

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 509

LEG
AL
LAND

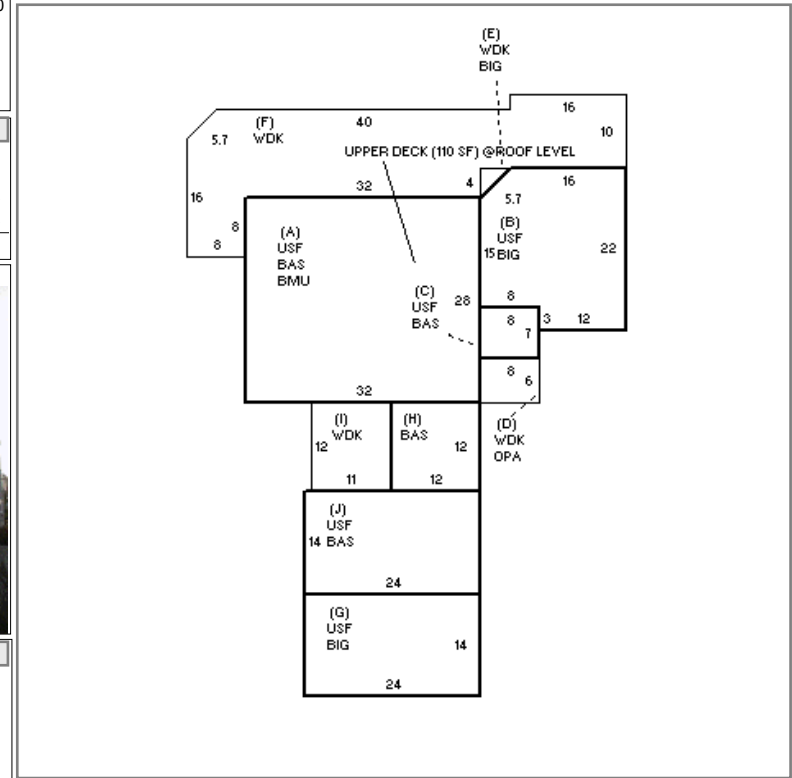
CURRENT OWNER										PARCEL ID				LOCATION			
KALOYANIDES MICHAEL W & DEBORAH 51 JUNIPER DR NORWOOD, MA 02062										22-55-0				1 WATERVIEW HGTS RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
KALOYANIDES MICHAEL W & DE										09/11/2000		QS		415,000		(158999)	
MATTSON GREGORY J										12/22/1998		QS		121,500		(151371)	
LABRIE CLAUDE & ANITA ET										01/27/1997		J				(143416)	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	11	1.00	1	1.00	1	1.00	R05	1.30		362,800					
300	A	0.205	11	1.00	1	1.00	1	1.00	R05	1.30		7,330					

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	%
17-144	05/23/2017	2	ADDITION	320,000	12/06/2017	LG	100	100
16-246	10/18/2016	80	SOLAR TAXABL	39,000	02/01/2017	LG	100	100
15-206	08/20/2015	9	DECK	2,000	10/21/2015	FC	100	100
07-280	12/10/2007	2	ADDITION	300,000	05/15/2009	JH	100	100
99-055	04/01/1999	1	SINGLE FAM R	120,000	01/01/2000		100	100

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TOTAL	42,689 SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE HTB ON 2ND FLR REAR DECK.				LAND	370,100	321,800
Inf1	NO ADJ		BUILDING	989,500	849,400			
Inf2	NO ADJ		DETACHED	2,800	2,700			
						OTHER	0	0
TOTAL						TOTAL	1,362,400	1,173,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000
SHF	A	1.00	A 0.75 8*8	2010	64	16.47	800



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BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/6/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1999	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,124,406					
NET AREA	3,464	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		76.62	68,656	CONDITION ELEM	CD					
\$NLA(RCN)	\$325	OVERALL	1.090	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	896	1999	230.99	206,966							
				ROOF SHAPE	1	GABLE	1.00	+	BIG	N	BUILT-IN GARAGE	752		76.86	57,802							
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	464	2008	230.99	107,178							
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BAS AREA	56	2008	316.49	17,724							
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	48		120.20	5,770							
				HEATING/COOLING	8	HEAT PUMP	1.04	+	WDK	N	ATT WOOD DECK	916		47.90	43,880							
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UP-STRY FIN	672	2017	230.99	155,224							
													H	BAS	L	BAS AREA	144	2017	316.49	45,574		
													+	BAS	L	BAS AREA	1,232	1999	316.49	389,912		
													WDK	N	ATT WOOD DECK	110		63.87	7,026			
													GFP	O	GAS FIREPLACE	1		9,594.50	9,595			
													ODS	O	OUT DOOR SHOWER			0.00				
													EFF.YR/AGE		2010 / 12							
													COND		12 12 %							
													FUNC		0							
													ECON		0							
													DEPR		12 % GD		88					
													RCNLD				\$989,500					