Key: 6556

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,238

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERS RICHARD I &	42-307-0	5 OBBO DR
PAPRIN JUDITH		
89 ESSEX ST		
BROOKLINE, MA 02446-4003		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERS RICHARD I &	01/11/2012	F		(196079)
ZEHNDER BENJAMIN E	01/11/2012	F		(196078)
ANDERS RICHARD & PAPRIN J	01/26/2011	W	888,000	(193481)

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

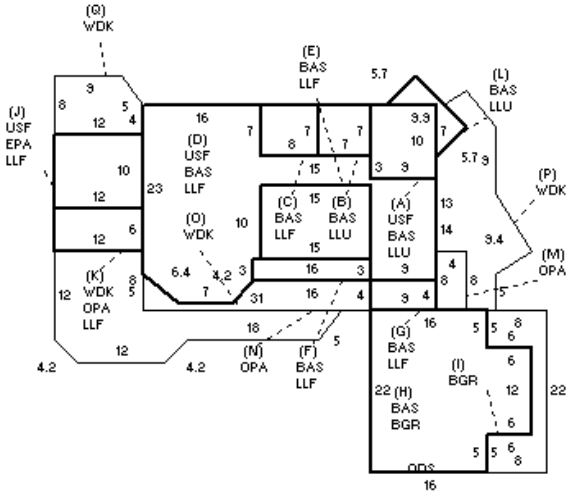
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-177	09/15/2011	1	SINGLE FAM R	500,000	11/20/2012	FC	100	100
09-SM05	12/17/2009	50	SPLIT SUB				100	100

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	1	1.00	1	1.00	1,692,470	1.00	1	1.00	V17	4.70			1,311,660
300	A	0.146	11	1.00	CR	0.25	1	1.00	32,313	1.00	1	1.00	V17	4.70			4,720

TOTAL	40,128 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY11 NEW PCL PER 2009 SUBDIV: CREATES RESI LOT FROM COMML PCL 42-191. FY12 30791 SF(0.707 AC) =CONS RESTR+STR # CHNGD.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,316,400	1,144,600
BUILDING	1,490,300	1,278,400
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**2,809,500**	**2,425,800**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A	0.75	7*8		1	2,730.40	2,000
PTD	A	1.00	A	0.75	AT HTB 7*8+6		152	2.30	300
WDK	A	1.00	A	0.75	8*8		64	11.00	500

PHOTO 05/24/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	V	1.55	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2021	LG
LIST	6/4/2021	JN
REVIEW	4/6/2021	MR

BLDG COMMENTS

Built 2012: Interior estimated pending Assessor access.

YEAR BLT	2012	SIZE ADJ	0.975
NET AREA	3,371	DETAIL ADJ	1.000
$NLA(RCN)	$491	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3.5	1.00
FIXTURES	13	$9,100
UNITS	1	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	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	171		254.00	43,435
+	BAS	L	BAS AREA	1,333	2012	486.05	647,910
+	USF	L	UP-STRY FIN	808	2012	382.34	308,930
+	LLF	L	LOWER LEVEL FIN	1,080	2012	320.81	346,470
E	BAS	L	BAS AREA	150	2012	486.05	72,908
+	BGR	N	SF BSMT GARAGE	528		155.52	82,115
J	EPA	N	ENCL PORCH	120		226.38	27,166
+	OPA	N	OPEN PORCH	198		120.94	23,947
+	WDK	N	ATT WOOD DECK	658		73.57	48,408
	BMU	N	BSMT UNFINISHED	96		133.33	12,799
	WDK	N	ATT WOOD DECK	64		127.51	8,161
	F21	O	FPL 2S 1OP	1		24,557.30	24,557
	ODS	O	OUT DOOR SHOWER	2		0.00	

TOTAL RCN	1,655,905

CONDITION ELEM	CD

EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$1,490,300