

Key: 6874

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.350

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
SAPKOTA NIRMAL & EUSTIS YINGLING GENEVIEVE L PO BOX 941 NO TRURO, MA 02652										47-171-0				3 UNION FIELD RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										01/15/2015	QS	450,000		(205413)			
										12/30/2013	V	300,000		(202398)			
										12/30/1999	F			(156107)			

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	%
FY2020		35	RES EXEMPT		10/08/2019			0
14-019	02/24/2014	1	SINGLE FAM R	235,000	09/26/2014	FC	100	100
SS15-5	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100

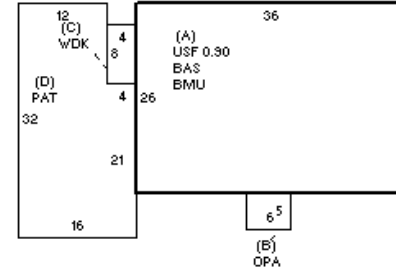
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	12	1.00	RT6	0.90	1	1.00	324,090	1.00	1	1.00	R05	1.00		251,170
300	A	0.062	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R05	1.00		1,710

DETACHED

TOTAL	36,472 SF		ZONING	RES	FRNT	253		ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO		NOTE	FY16 CORR LPI				LAND	252,900	219,900
Inf1	ABUTS RTE 6			BUILDING	588,600	496,900				
Inf2	NO ADJ			DETACHED	0	0				
				OTHER	0	0	TOTAL	841,500	716,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/13/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	9/26/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	2014	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	639,767
NET AREA	1,778	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		80.10	74,977		
\$NLA(RCN)	\$360	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	936	2014	337.47	315,875		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	842	2014	260.26	219,137		
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	30		125.65	3,770		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	32		96.83	3,099		
				INT. FINISH	2	DRYWALL	1.00	D	PAT	N	PATIO	468		15.55	7,279		
				HEATING/COOLING	1	FORCED AIR	1.00	GFP	O	O	GAS FIREPLACE	1		10,030.10	10,030		
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUT DOOR SHOWER	1		0.00			

CONDITION ELEM	CD

EFF. YR/AGE	2014 / 8
COND	08 08 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$588,600